#2013-11
Sage YMCA Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Dates:	April 3, 2013
Requests:	Final Planned Unit Development Amendment for expansion and renovation of the existing facility.
Location:	701 Manor Road
Acreage:	≈ 19.4 acres
Existing Zoning:	"B-2 PUD" General Commercial Planned Unit Development
Surrounding Properties:	North: Unincorporated McHenry County South: "R-3B PUD" Multi-Family Residential PUD, "O" Office and "O PUD" Office PUD East: "B-2 PUD" General Commercial PUD [Twin Ponds and Holiday Inn] West: Unincorporated McHenry County
Staff Contact:	Latika V. Bhide 815.356.3615

Background:

Location: 701 Manor Road, west of IL Route 31

History:

- Constructed in the County prior to annexation into the City
- Final PUD Amendments have been previously approved for the addition of picnic pavilion and the addition of an electronic message center sign.
- Facility was recently purchased by the YMCA Metro Chicago

Zoning: B-2 PUD, General Commercial PUD

Request: Final PUD Amendment for expansion and renovation of the existing facility

Land Use Analysis:

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Site Plan

- The proposed expansion of the existing YMCA facility will add to the existing building primarily on the north and west sides and will include a redesigned parking lot along the south side.
- Site amenities that will be added in phases include sports courts, a pavilion, playground, limestone path, fire pit and patio, and preschool play area.
- Currently, a single access drive with one lane in each direction provides access to and from the parking lot from Manor Road. This access drive is positioned directly across from Saggers Lane, an east-west residential roadway within the Crystal Manor Subdivision that extends west to Pingree Road. The access drive across from Saggers Lane will remain in place. The new parking lot aisles are parallel to each other and aligned with the main entrance to the facility. A bus drop off area is also provided.

Parking

- The existing parking lot has 184 spaces.
- After completion of the project, there will be 317 parking spaces for this facility. According to the traffic impact study, based on the data from Parking Generation, (4^{th} Edition), which is based on previous studies of similar facilities, 210 parking spaces are required for this facility.
- For parking lots designed for more than 200 spaces, the following landscaping is required:
    - A continuous landscape strip between every 4 rows of parking, minimum 8 feet in width as measured back of curb to back of curb is required. A variation is required from this provision to allow the strip at a maximum of 6 rows of parking. Shade and ornamental trees are provided in all end islands and it appears that perennials are planted in the wider islands with buffalo grass in the narrower islands.
    - Where parking lots are adjacent to a public street, perimeter landscaping is required to form a continuous visual screen. Perimeter landscaping proposed along Manor Road meets this requirement.
    - Around the perimeter of the parking lot, not abutting public right-of-ways, a minimum 8 feet wide landscaping strip is required. Additional landscaping is required along the central portion of the southernmost row of parking.

Traffic Study

- A traffic study was completed for the Planned Unit Development amendment for the proposed expansion of this existing facility. The traffic study was to identify the existing and proposed levels of service at intersections in this area, review the existing road network's ability to accommodate the increased traffic that might result from this development, identify any necessary off-site roadway improvements, and a review of the site layout and parking lot traffic circulation.
- The results of the traffic study concluded that not roadway improvements are required to successfully accommodate the increase in traffic generated by this expansion.
- Intersection specific recommendations are included in the report.

Building Data and Architecture

- The existing building is approximately 31,320 square feet in area.
- The proposed expansion of the facility will add approximately another 34,430 square feet for a total building area of 65,750 square feet.
- The building addition includes a competition pool with mezzanine spectator seating, pool viewing area, pool deck and splash pad, wellness room, children's play area, child care facilities and office/administrative areas.
- The proposed addition uses a mix of architectural materials, such as glazed curtain wall system and brick veneer for the wellness room addition; porcelain stone panels for the entrance area; standing seam metal wall panels for some for portions of the aquatic center.
- The maximum proposed building height is 42 feet for the competition pool roof. The maximum permissible building height in the "B-2" district is 28 feet. Therefore, a variation of 14 feet is required.
- Commercial Design Guidelines – The Commercial Design Guidelines are applicable to this expansion project. Six out of ten design elements must be met to meet this requirement of the Ordinance. The project meets several of the design elements including:
    - Building Massing and Articulation - The apparent mass and bulk of a large building is reduced by breaking the plane of the building.
    - Rooflines and Parapet - Roof lines are varied in height and long horizontal roof lines are broken up.
    - Building Materials - The building uses a variety of materials, including standing seam metal and metal wall panels along with brick veneer, ledgestone, porcelain stone panels and glazing. The use of metal as a primary building material is permitted only where appropriate to the architectural style of the building. In general, the metal panels do not comprise a majority of the addition and appear appropriate for this form of architecture and the scale of this building.
    - Building Fenestration - A variety of window sizes is utilized to create interest.
    - Overall Façade Design - Changes in vertical and horizontal planes are used to provide relief from a box like appearance. Vertical elements are used to accent horizontal massing and provide visual interest.
    - Building Colors – The petitioner will be required to provide samples of all materials, but it appears that colors on the façade would complement each other and the natural color of the material appears to be maintained.

Signage

- Per the UDO, the signage allowance for a property is based on the use of the property, Therefore, although the site is zoned B-2, the signage for the YMCA is based on its Civic use as a Membership Club.
- The following signage is being requested through the PUD Amendment

Type	Size in SF Proposed (Permitted)	Height in FT Proposed (Permitted)	Variation Required?
Free Standing (Manor)	65.75 (32) (16.25 SF EMC portion)	8.5 (8)	Yes (Area, height and EMC component)

Free Standing (IL 31)	311	35	Yes (Second Free Standing sign, area and height)
Wall	Total: 137 (75) South Façade: 62 West Façade: 75		Yes (Area)
Offsite Wayfinding	Total: 13.5 3 x 1.5 SF 3 x 3 SF		Yes (Location, height)

- A free standing sign with an EMC component to be located on Manor Road was previously approved by the City Council for this property, but was not installed.
- The free standing sign detail for the sign along Manor Road shows a yard mounted flood light up-lighting to highlight the logo. Per the UDO, any single luminaire used for lighting of a ground mounted sign that is not internally illuminated cannot exceed 1100 lumens and be angled at a maximum of 45 degrees. The proposed flood light must meet this requirement.
- The EMC component of the free standing sign along Manor Road is proposed to be a full color LED display with a static message that is proposed to be changed daily. The sign does not meet the following criteria listed in the UDO:
    - The EMC portion must occupy the bottom half of the sign.
    - All EMCs located on properties adjacent to residential uses must be extinguished from 11:00 p.m. until 7:00 a.m.
    - The message area of an EMC can be illuminated by white or amber incandescent lamps, LED (light-emitting diode) or magnetic discs;
- The petitioner is requesting a second monument sign along the east property line along Route 31. This sign will not meet the sign area and height requirements of the Ordinance.
- For the Commissions reference, Twin Ponds Marketplace was approved for pylon signs that are approximately 28-foot tall and 156 square feet in area. The sign allows for multiple tenant sign panels. Holiday Inn previously had a 29'-10 ½ "tall sign, approximately 251.5 square feet in area including an EMC component. This sign was recently replaced with a 13'3" tall sign, 49 square feet in area without an EMC component. More recently, Pauly Toyota, further south on Route 31 was approved for a 19'3" tall sign. This sign is slightly unique where the sign copy is only 46 square feet, but the entire sign is approximately140 square feet.
- Two wall signs are proposed on the south and west façades for a total of 137 square feet, a variation of 62 square feet. It should be noted that the proposed signs appear in proportion with the façade.
- Off Premise Wayfinding Signage - Additionally, wayfinding signage is proposed along the surrounding right-of-ways. This includes pedestrian and vehicular wayfinding signage as illustrated in the submittal. It should be noted that off-site way finding signage has not been previously approved for other facilities and may set a precedent for other similar requests in the future.

Landscaping and Tree Preservation
General Buffering Requirements

- Landscape buffering is required where adjoining properties are located within different zoning districts or from specific uses to soften the visual impact of the development or use.
- For a new development, a 40-foot buffer would be required along the south property line. Based on the existing plant material along this property line, additional plant material is required along the middle of the lot to meet this requirement.
- Where recreation fields (without lighting) are present along the north property line, a 20-foot buffer would be required. A variation is necessary, as meeting this requirement would be difficult for an existing facility. Additional plant material installed along the north property line, particularly along the playing field to mitigate any impact to the neighboring properties, will meet the intent of this provision.

Foundation Landscaping

- Per the UDO, a minimum 5 feet wide landscaping area is required around the perimeter of all buildings.
- Foundation landscaping has been provided with the exception of the east side of the building along the storage area, the rear of the building along the competition pool and portions of the west side of the building along the pool viewing area (where no sidewalks are present along the building). A variation is necessary.

Tree Preservation

- The provisions of Article 4-300 Tree Preservation are applicable to this request.
- Approximately 106 trees are slated for removal. Several of these trees are Siberian Elms, Box Elders (which are not high-quality trees, classified as Species Group 'D') and Black Cherry trees (classified as Species Group 'C').
- Additional information is needed to calculate the replacement ratios.

Subdivision Requirements

Planned Unit Developments are considered as Subdivisions and therefore require:

- Burial of Aerial Utilities: There are no aerial lines along Manor Road.
- Sidewalk Installation: A sidewalk is being proposed along the length of the property along Manor Road. Because of the limited space in the right-of-way, the sidewalk is proposed to be installed on private property. A public sidewalk easement will be required.
- Street Trees: There are existing street trees along Manor Road along the length of this property. The existing trees are mature and are located in a more natural way and therefore are not at the required 35-50 foot spacing. A few additional trees on the west side of the sidewalk will meet the intent of the Ordinance.
- Street Lighting: Subdividers are required to provide for the adequate lighting of public streets. A variation will be necessary as no street lighting is proposed as presented.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential and Commerce. The Urban Residential designation is primarily for single-family lots of ¼ acre and some lower density multi-family housing. The Commerce designation is described as "representing existing retail and service commercial areas and indicating areas for future commercial uses." For the existing use, the following applicable goals and objectives within the Commercial Land Use section of the Comprehensive Plan are observed by allowing this use:

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final Planned Unit Development amendment approval for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

   ☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

   ☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATION

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (received 3-14-13).
   B. Plat of Survey (Teng, dated 10-31-11, received 3-14-13)
   C. Plat of Survey, Lot 1 (Intech, dated 12-21-12, received 3-14-13)
   D. Preliminary Engineering Drawing (Intech, dated 3-12-13,received 3-14-130)

E. Preliminary Stormwater Report (Intech, received 3-14-13)
F. Site Photometric Plan (Cooper, dated 3-12-12, received 3-14-13)
G. Site Plan, Floor Plan, Exterior Elevations, Pavillion Plans (CVGA, dated 3-13-13, received 3-14-13)
H. Landscape and Tree Removal Plan (CVGA/Design Perspectives, dated 3-13-13, received 3-14-13)
I. Monument Sign and Wayfinding sign package (CVGA, received 3-14-13)
J. Pylon Sign (Kieffer, revised 3-12-13, received 3-26-13)
K. Traffic Impact Study (TranSystems, received 2-25-13)

2. Site Plan/Engineering Plan
   A. The proposed sidewalk along the Manor Road frontage must either be in the Manor Road right-of way or within a public sidewalk easement.
   B. The sidewalk along Manor Road must cross the entrance driveway within the right-of-way to improve sightlines and must be extended through the driveway.
   C. The parking lot is required to be curbed.
   D. A fire hydrant will need to be located within 100 feet, and not closer than 1 ½ times the height of the building, of the fire department connection.
   E. The fire lane on the east side must be widened to 26 feet wide.
   F. All exterior lighting (including any lighting mounted on the building) must be full-cutoff fixtures. Submit manufacturer's specifications for all exterior lighting fixtures (including selected luminaries), light pole, and light pole foundation specifications.
   G. The illumination along the south (adjacent to residential) property line exceeds the maximum allowable 0.1 foot-candles. Revise plans to meet this requirement.
   H. If a chain link fence is proposed to be used for the Sports Court, green vinyl coated fence shall be used.

3. Landscaping
   A. Work with staff to augment the landscaping as follows:
      a. Additional landscaping is required along the central portion of the southernmost row of parking and along the southern property line.
      b. Additional plant material is required along the north property line, particularly along the playing field to mitigate any impact to the neighboring properties.
      c. To mitigate the impact of vehicles lights shining into adjacent residences, additional evergreen shrubs must be installed across from the bus drop off, drop off lane, and the south side across from the west most drive aisle.
      d. Work with staff to add landscaping along the west side of the sidewalk to meet the street tree requirement.

   B. Additional details are required to determine the replacement ratios for the trees to be removed from the site.

4. Architecture/Building Materials
   A. Provide material and color samples of all exterior building materials to be used on the buildings for review and approval by the Planning and Zoning Commission and the City Council.

B. All roof top appurtenances such as mechanical equipment, vents, intakes or stacks or other rooftop structures must be screened per the UDO requirements. All screening shall be architecturally compatible with the project.

5. Signage:
   B. Free Standing Sign along Manor Road
      a. The floodlight used for lighting of a free standing sign cannot exceed 1100 lumens and be angled at a maximum of 45 degrees.
      b. The EMC portion of the sign is permitted to be illuminated between the hours of 5:00 a.m. and 11:00 p.m.
      c. The message area of an EMC can be illuminated by white or amber LED, not full color LED as illustrated on the submittal.
      d. The EMC portion of the sign is required to meet the criteria listed in Section 2-400 C 61 (except as specifically permitted through this approval).
      e. The petitioner shall submit a landscape plan that illustrates ground cover, low growing shrubs, and flowers around the base of the sign.
   C. Free Standing Sign along IL-31
      a. An additional free standing sign along Route 31 is subject to Planning and Zoning Commission review and City Council approval.
      b. Given the proposed location of the sign on a major arterial, if an additional sign is approved, staff recommends that the area and height of the sign must be as close to compliance with the UDO allowances for a commercial sign in Location A (80-square-foot area, 9 foot height).
   D. Private Way-Finding signage "K" and "L" as illustrated are <u>not permitted</u> in the public right-of-way. A multi-use path version of MUTCD signage D1-2 is permitted for providing users of the multi-use path along Pingree Road to locate the YMCA. This signage is subject to City review and City Council approval.
   E. If proposed Way-Finding signage at US Rte 14/Manor Rd and IL Rte 31/Three Oaks Rd is still requested, it will require IDOT approval.

6. A deferral until an area wide program is hereby granted for the Subdivision related requirement to install street lighting.

7. The petitioner shall address <u>all</u> of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION

Office Use Only
File # _____

PROJECT TITLE: **SAGE YMCA EXPANSION PROJECT**

RECEIVED
MAR 14 2013
BY:

Action Requested:

	Annexation		Variation
	Rezoning		Conceptual PUD Review
X	Special Use Permit for a Final PUD Amendment		Comprehensive Plan Amendment
	Preliminary Plat of Subdivision		Preliminary PUD
	Final Plat of Subdivision		Final Planned Unit Development
	Other:	X	Final PUD Amendment

2013 11

PETITIONER/OWNER	OWNER (IF DIFFERENT):
Name: YMCA of Metropolitan Chicago	Name:
Address: 801 N. Dearborn Chicago, IL 60610	Address:
Phone: (312) 932 - 1324	Phone
Fax: (312) 447 - 7601	Fax:
Email: jdevedjian@ymcachicago.org	Email:

Property Information:

Project Description: SAGE YMCA expansion/renovation, including indoor running track, competition pool, and childcare facilities. Site development includes parking lot expansion, additional site sign, pedestrian path, playgrounds, pavilions and landscaping enhancements.

Project Address/Location: 701 Manor Road, Crystal Lake, Illinois.

PIN Number(s): Lot 1: 19-10-176-022 / Lot 2: 19-10-176-064

Legal Description attached here to as Exhibit A

Development Team

Please include address, phone, fax, and e-mail

Developer:

Architect: Charles Vincent George Architects - 604 N. Washington, Naperville, Illinois. Phone: (630) 357-2023; Fax: (630) 357-2662, jlietz@orgarchitects.com

Attorney: Lisa M. Waggoner – The Waggoner Law Firm, P.C., Four North Walkup Avenue, Crystal Lake, IL 60014; Phone: (815) 477-0830; Fax: (815) 477-0834; lwaggoner@waggonerlawfirm.com

Engineer: Intech Consultants - 1989 University Lane, Suite D, Lisle, Illinois. Phone: (630) 964-5656; gardner@intechconsultants.com

Landscape Architect: Design Perspectives - 1280 Iroquois Avenue, Suite 1280, Naperville, Illinois. Phone (630) 428-3134; Fax (630) 428-3159, rmartin@design-perspectives.net

Planner:

Surveyor: Same as engineer

Other:

Signatures:

YMCA OF METROPOLITAN CHICAGO

BY H. Joel Dewey 3/13/13

PETITIONER: Print and Sign name (*if different from owner*) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

By:

OWNER: Print and Sign name Date

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

LOTS 1 AND 2 IN YMCA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1991 AS DOCUMENT NO. 91R24056, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD PURPOSES PURSUANT TO CONDEMNATION CASE 97 E 8 AND AS DEPICTED ON THE ILLINOIS DEPARTMENT OF TRANSPORTATION PLAT OF HIGHWAYS RECORDED MAY 4, 2000 AS DOCUMENT NUMBER 2000R022638.

Parcel 2:

EASEMENT FOR 40 FOOT INGRESS AND EGRESS FOR BENEFIT OF LOT 1 OVER LOT 2 AS SHOWN ON PLAT OF SUBDIVISION AFORESAID.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF **YMCA of Metropolitan Chicago,** as Owner

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of the **YMCA of Metropolitan Chicago,** as Owner, for approval of an Amendment to a Final Planned Unit Development Plan relating to the property located at 701 Manor Road, Crystal Lake, Illinois, and having permanent index numbers 19-10-176-022 and 19-10-176-064.

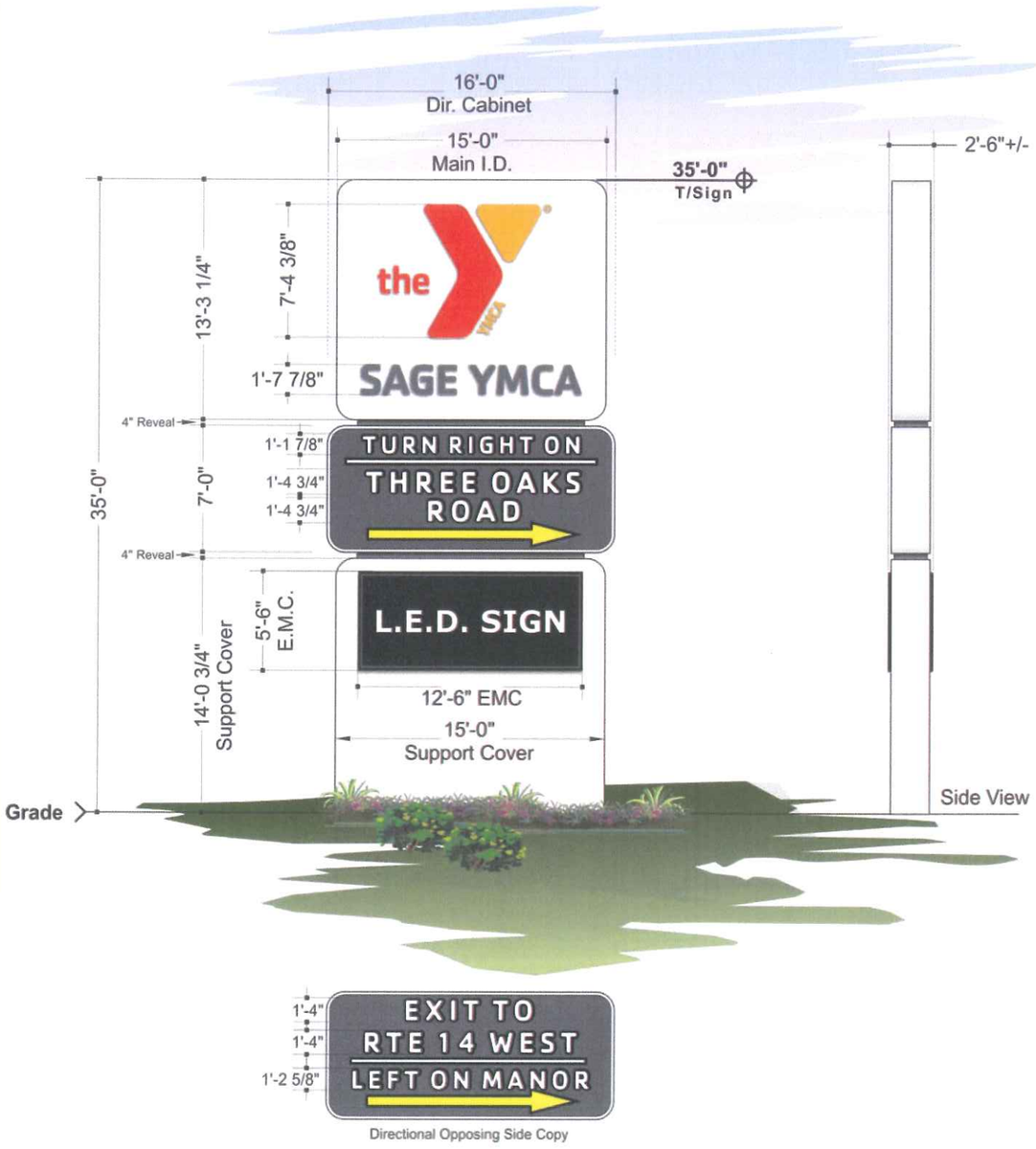
This application is filed for the purposes of seeking an Amendment to a Final Planned Unit Development Plan to allow the renovation and expansion of the existing buildings on the property and the addition of outside health and fitness related amenities on the site and any variations necessary to complete the project as presented, pursuant to Section 9-200 of the Crystal Lake Zoning Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. On April 3, 2013, at the City of Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald March 18, 2013 #A487)

D/F Internally Illuminated Pylon Display
w/ Full Color L.E.D. Electronic Message Center



Scale = 1/8" = 1'

GENERAL SPECIFICATIONS

D/F Main I.D. Cabinet:
Internally illuminated aluminum cabinet and routed aluminum faces to be painted to match WHITE. Copy and Logo to be 1" clear push-thru acrylic (3/4" projection) w/ first surface applied vinyl graphics. See COLOR SCHEDULE for details and specifications.

D/F Electronic Message Center:
Full Color L.E.D. Illuminated.

Support Cover:
Aluminum support cover to be painted to match WHITE w/ enamel finish.

Directional:
Internally illuminated, Cool Gray 11c flex face w/ White copy, Yellow arrow and black copy border. Cabinet and retainers to be painted White w/ enamel finish.

COLOR SCHEDULE

Vinyl Specifications

- V1 — 3M #3630-33 Red
- V2 — 3M #3630-84 Tangerine
- V3 — Cool Grey 11c
- V4 — 3M #3630-22 Black
- V5 — 3M #3630-015 Yellow

Paint Specifications

- P1 — White Enamel Finish
- P2 — Cool Grey 11c Enamel Finish



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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: YMCA
LOCATION: Crystal Lake, IL
SALESMAN: John Bank
DESIGNER: JRS
DATE: 02 / 22 / 13

REQUIRED
• Technical Survey

C UL US LISTED

COMPANION FILES

-
-

PRODUCTION PROCESSING

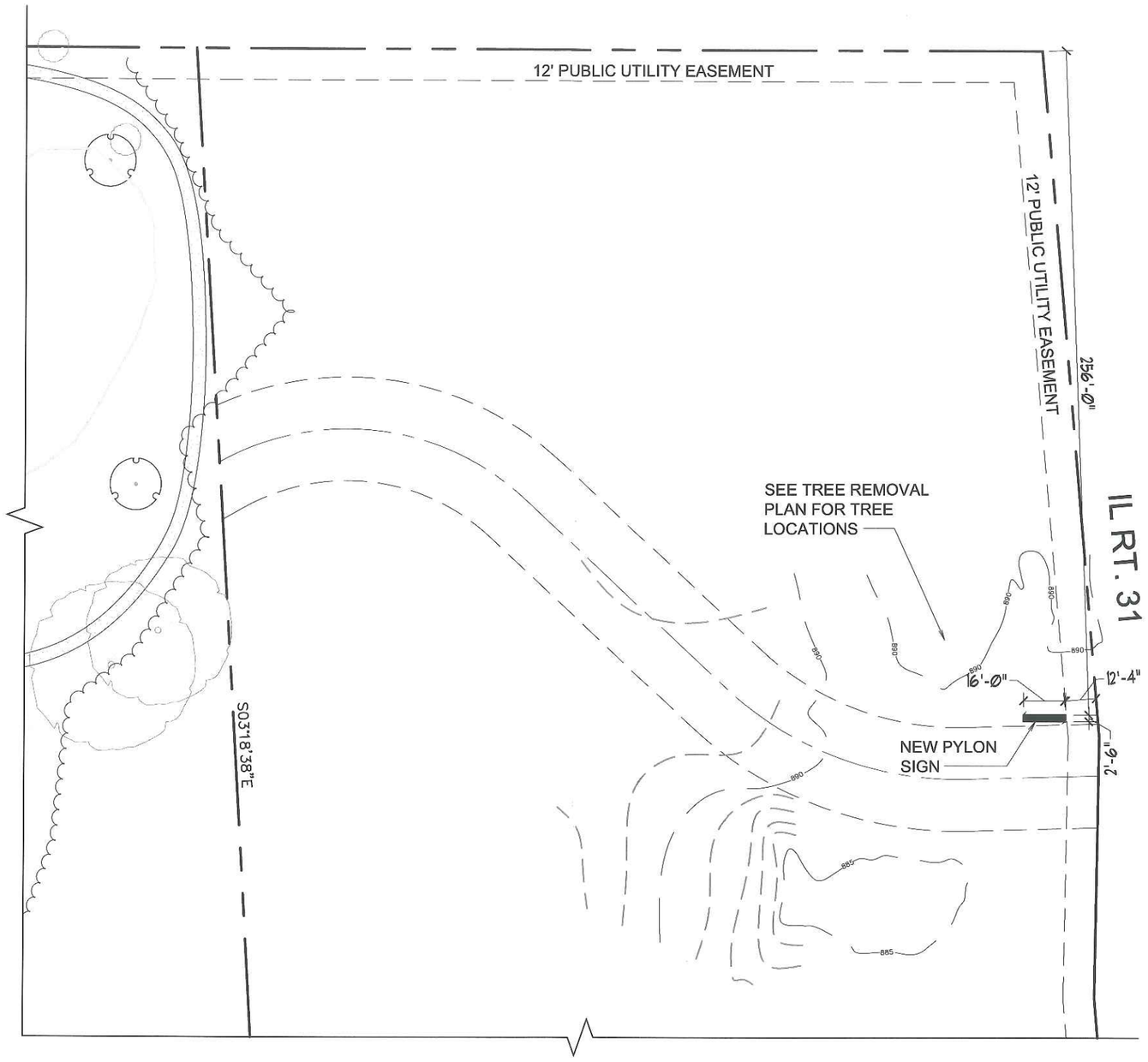
Kieffer Item #
Job #
-001
-002
-003
-004

REVISION:		INITIALS:
A	Rev per client recommendations.	JRS 3/5/13
B	Rev typeset on directional.	JRS 3/7/13
C	Rev per client request.	JRS 3/11/13
D	Add side view/dimensions	JRS 3/12/13
E	-	-
F	-	-
G	-	-
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B64303-2

RECEIVED
MAR 14 2013
BY:

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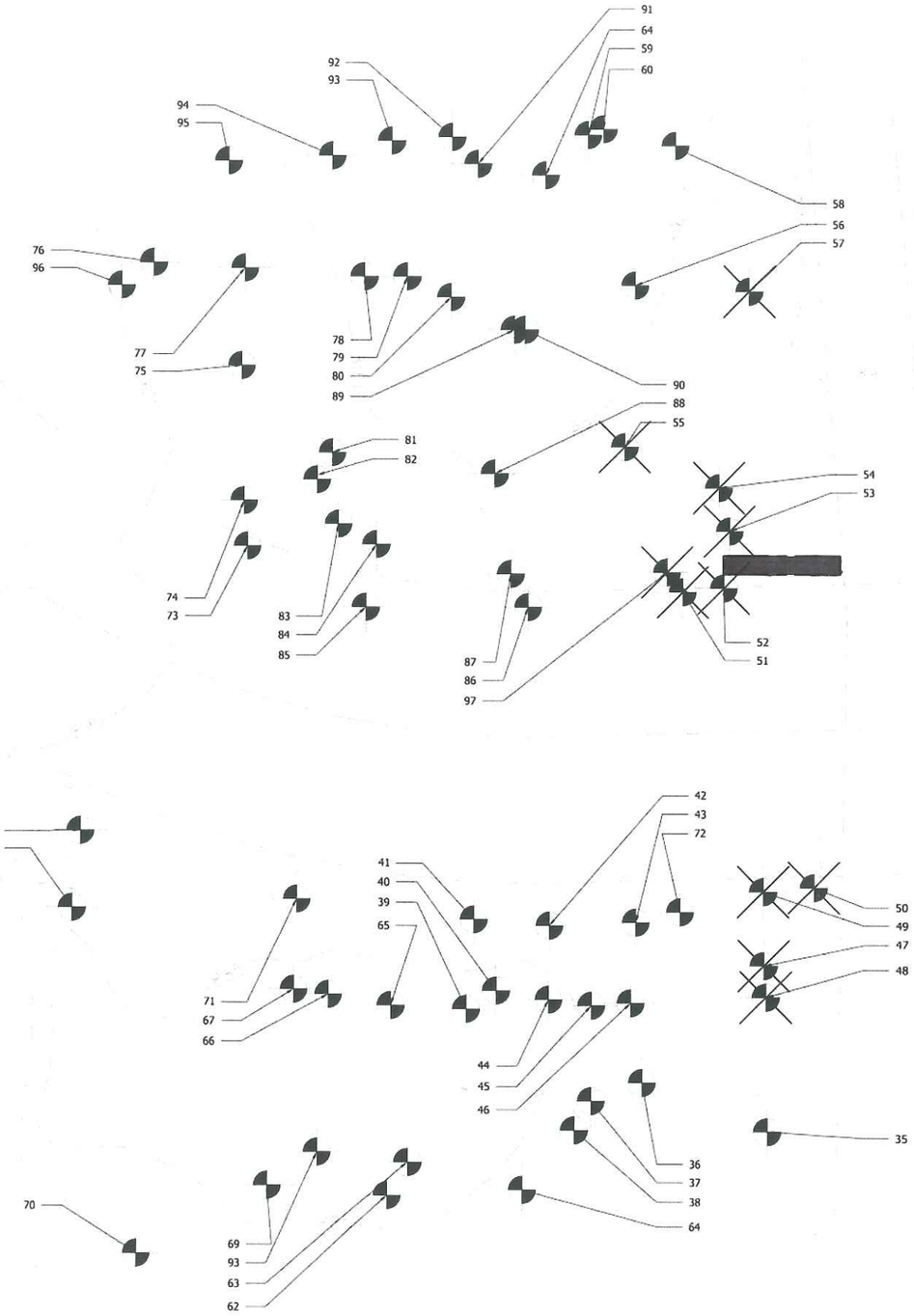
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PYLON SIGN LOCATION PLAN

SCALE: 1" = 50'-0"

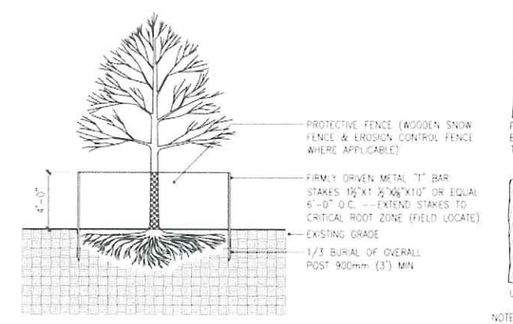
Sage YMCA
701 Manor Road - Crystal Lake, IL
March 13, 2013 | project 2012-107

charles vincent george
ARCHITECTS
604 N. Washington • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



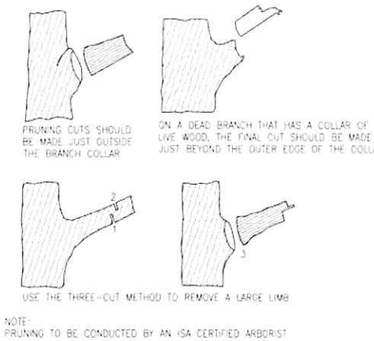
Pylon Sign Tree Removal Plan

Scale : 1" = 20'-0"



TREE PROTECTION FENCE

SCALE: NTS



NOTE:
PRUNING TO BE CONDUCTED BY AN ISA CERTIFIED ARBORIST

MATURE TREE PRUNING

SCALE: NTS

Tag#	Species	DBH	Comments	Recommendations
35	Box Elder			
36	Black Cherry			
37	Box Elder			
38	White Oak		Significant dieback	Recommended pruning if area is to be used
39	Black Cherry			
40	White Oak		Significant dieback	Recommended pruning if area is to be used
41	Box Elder			
42	Box Elder			
43	Box Elder			
44	Black Cherry			
45	Black Cherry			
46	Box Elder			
47	American Elm			Listed as removal
48	White Oak			Listed as removal
49	American Elm			Listed as removal
50	White Oak			Listed as removal
51	Shagbark Hickory			Listed as removal
52	White Oak			Listed as removal
53	Shagbark Hickory			Listed as removal
54	White Oak			Listed as removal
55	American Elm			Listed as removal
56	Box Elder			
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64	Black Cherry			
65	Shagbark Hickory			
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67	Black Cherry			
68	White Oak			
69	Black Cherry			
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71	Box Elder			
72	Buckthorn			
73	Hackberry			
74	Shagbark Hickory			
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76	White Oak		Significant dieback	Recommended pruning if area is to be used
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96	Box Elder			
97	Shagbark Hickory			Listed as removal
98	White Oak		Significant dieback	Recommended pruning if area is to be used
99	Box Elder			

Sage YMCA

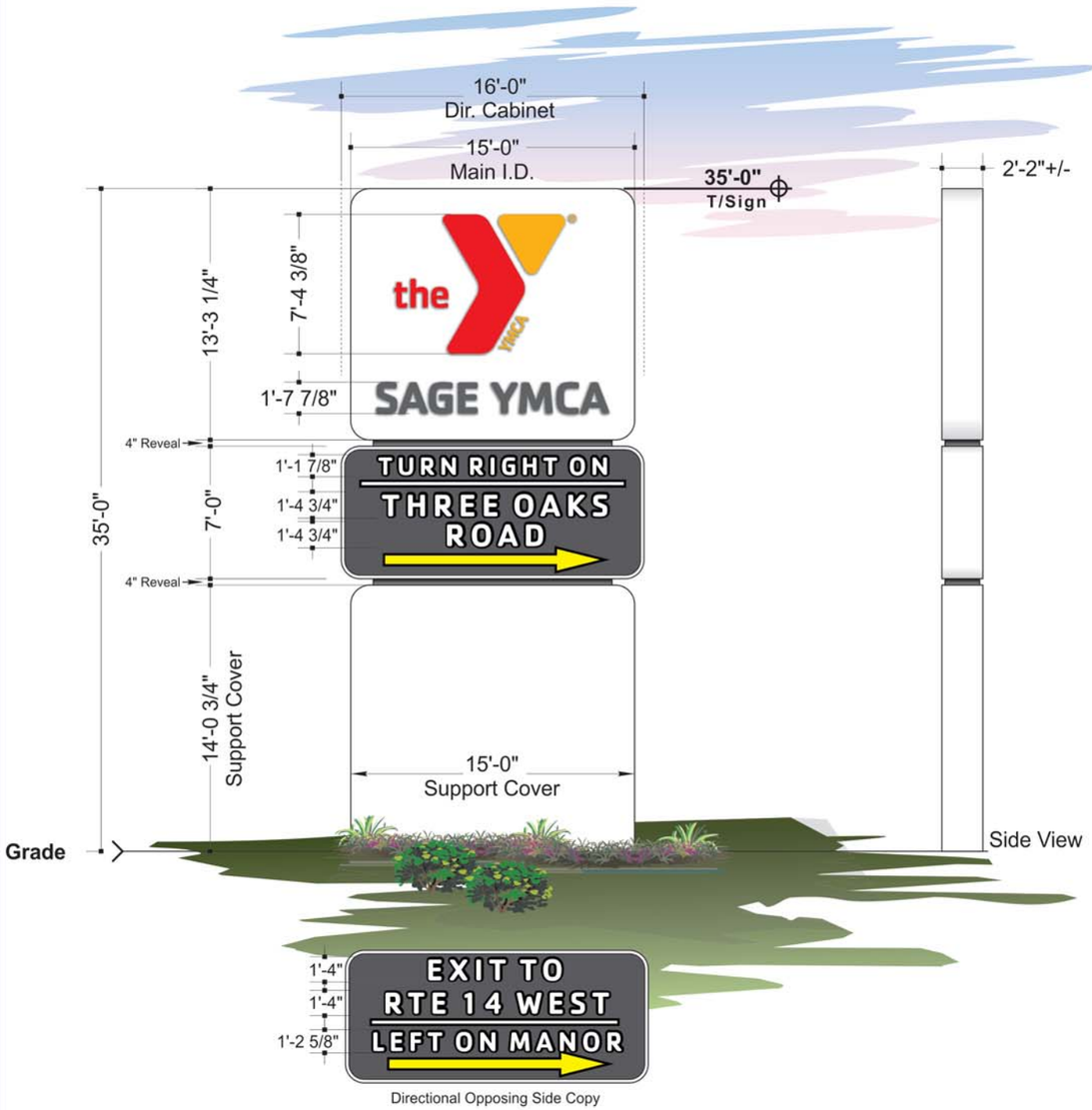
701 Manor Road - Crystal Lake IL

March 13, 2013 | project 2012-107

charles vincent george
ARCHITECTS
604 N. Washington • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662

Option

D/F Internally Illuminated Pylon Display



Directional Opposing Side Copy

Scale = 1/8" = 1'

GENERAL SPECIFICATIONS

D/F Main I.D. Cabinet:
Internally illuminated aluminum cabinet and routed aluminum faces to be painted to match WHITE. Copy and Logo to be 1" clear push-thru acrylic (3/4" projection)
w/ first surface applied vinyl graphics.
See COLOR SCHEDULE for details and specifications.

Support Cover:
Aluminum support cover to be painted to match WHITE w/ enamel finish.

Directional:
Internally illuminated, Cool Gray 11c flex face w/ White copy, Yellow arrow and black copy border. Cabinet and retainers to be painted White w/ enamel finish.

COLOR SCHEDULE

Vinyl Specifications

- V1 — 3M #3630-33 Red
- V2 — 3M #3630-84 Tangerine
- V3 — Cool Grey 11c
- V4 — 3M #3630-22 Black
- V5 — 3M #3630-015 Yellow

Paint Specifications

- P1 — White, Enamel Finish
- P2 — Cool Grey 11c, Enamel Finish



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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: YMCA
LOCATION: Crystal Lake, IL
SALESMAN: John Bank
DESIGNER: JRS
DATE: 03 / 05 / 13

REQUIRED
- Technical Survey

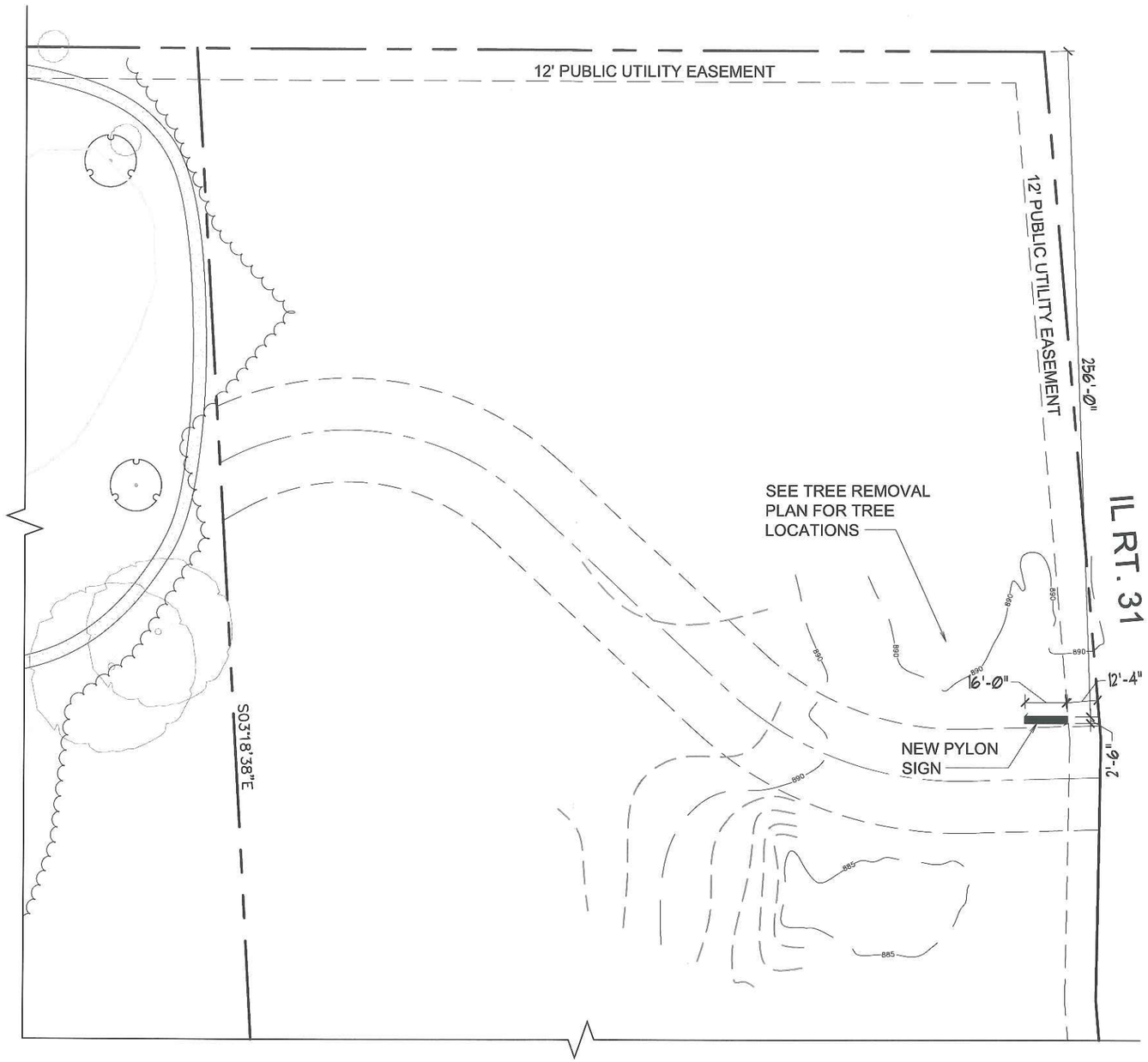
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COMPANION FILES
-
-

PRODUCTION PROCESSING
Kieffer Item #
Job #
-001
-002
-003
-004

REVISION:		INITIALS:	
A	Rev typeset on directional.	JRS	3/7/13
B	Add side view/dimensions	JRS	3/12/13
C	-	-	-
D	-	-	-
E	-	-	-
F	-	-	-
G	-	-	-
H	-	-	-
I	-	-	-
J	-	-	-

B64303-2a



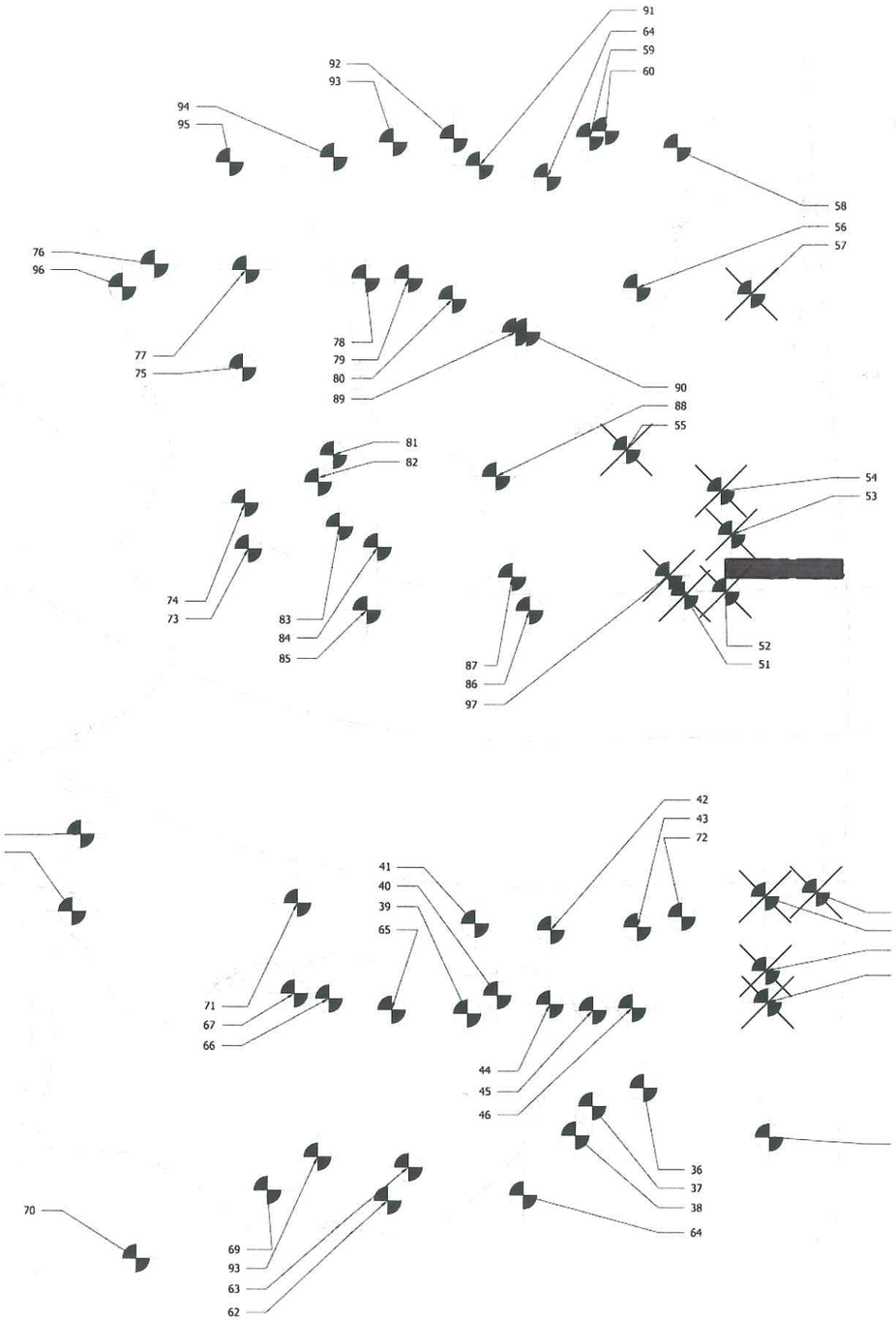
N

PYLON SIGN LOCATION PLAN

SCALE: 1" = 50'-Ø"

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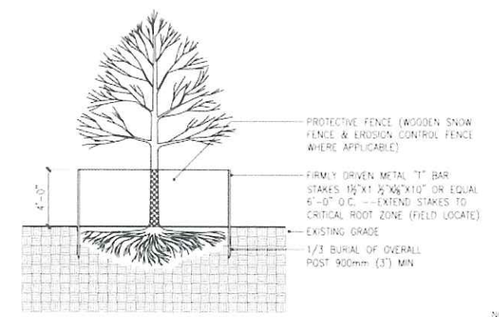
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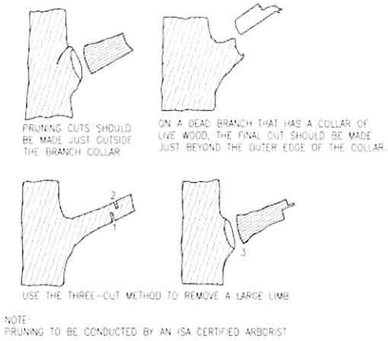
Pylon Sign Tree Removal Plan

Scale : 1" = 20'-0"



TREE PROTECTION FENCE

SCALE: NTS



MATURE TREE PRUNING

SCALE: NTS

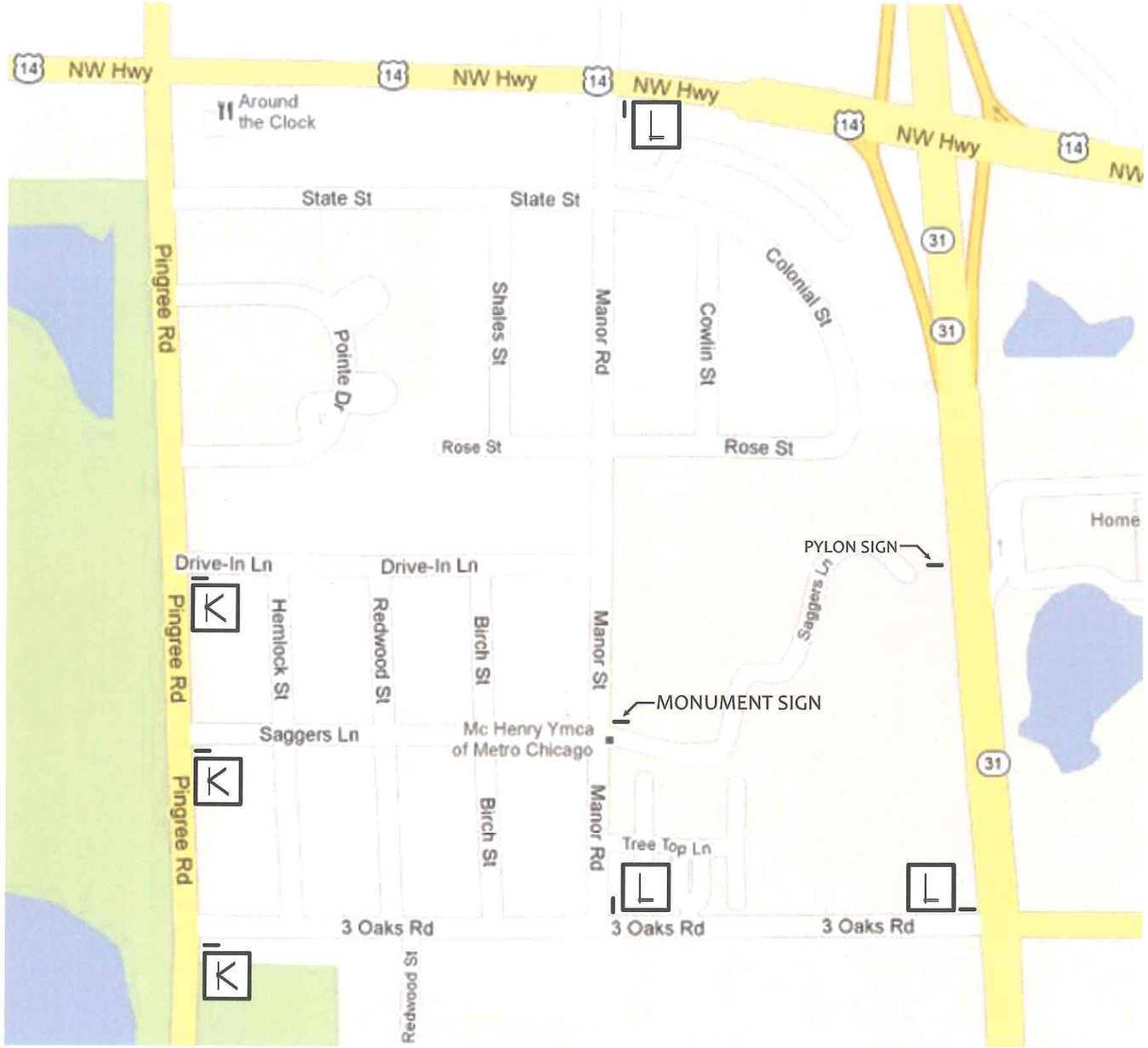
Tag#	Species	DBH	Comments	Recommendations
35	Box Elder			
36	Black Cherry			
37	Box Elder			
38	White Oak		Significant dieback	Recommended pruning if area is to be used
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Sage YMCA

701 Manor Road - Crystal Lake IL

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Way-Finding Sign Location Plan

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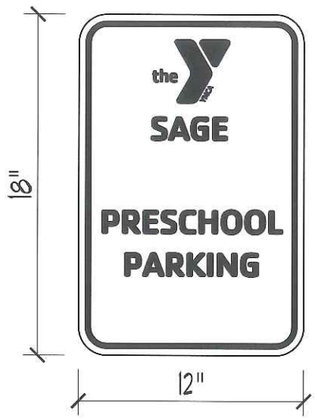
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A



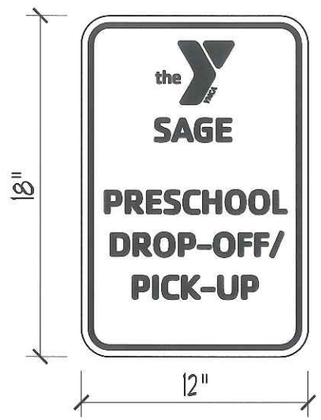
B



C



D



E



F



G



H



J



K



L

NOTE: SEE SITE PLAN FOR SIGNS A-J LOCATIONS

*DIRECTION OF ARROW VARIES PER SIGN LOCATION

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March 13, 2013 | project 2012-107

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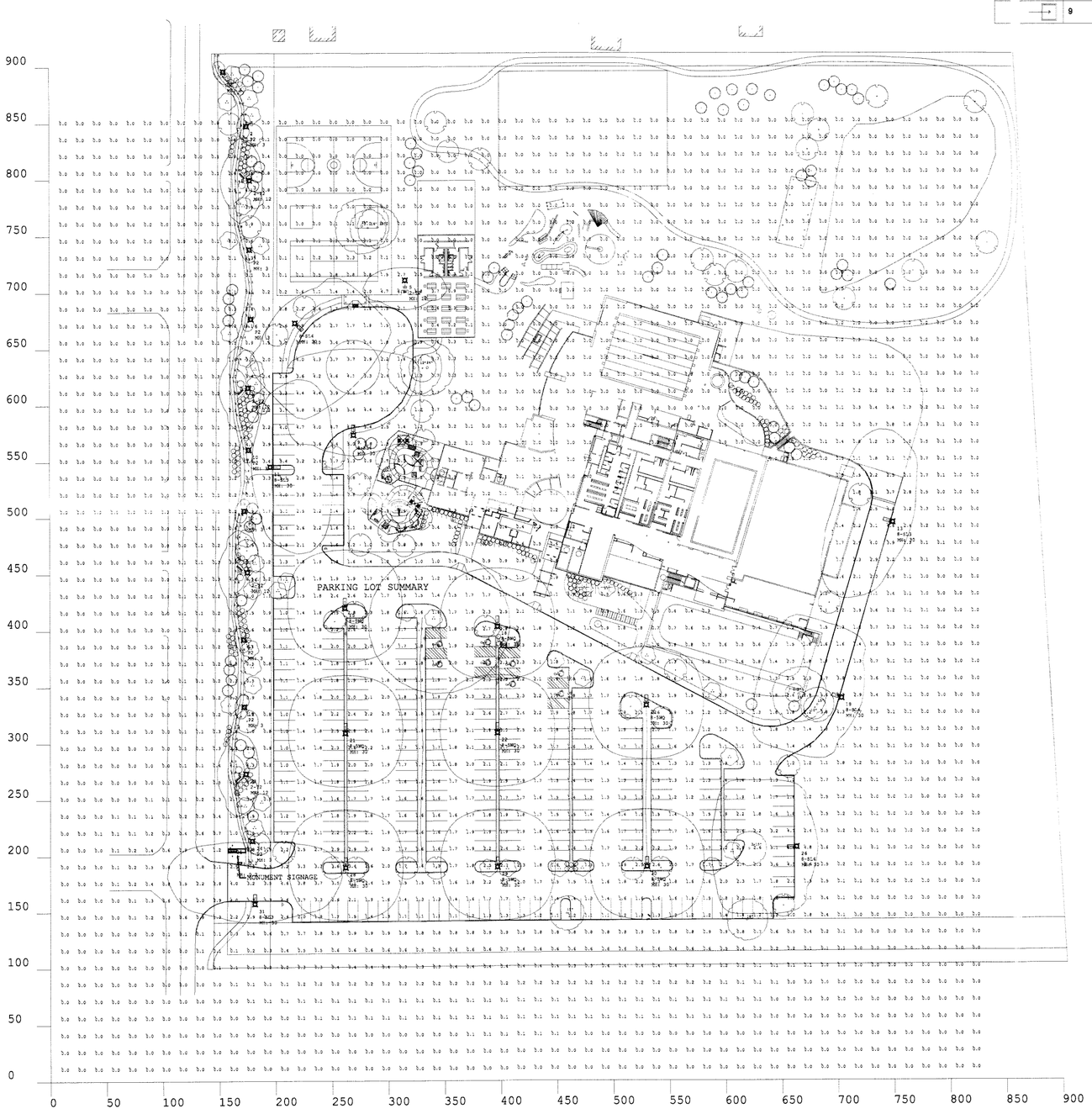
Lighting Application drawings are being provided to the recipient of this disclaimer. We make no representation as to its completeness, currency or accuracy because of reasons inherent to CAD and the additional digital data used to produce a lighting application. All digital CAD data appear to be extremely accurate, however, this apparent accuracy is an artifact of the techniques used to generate it, and is in no way intended to imply actual accuracy. The user of this data takes full responsibilityfor the accuracy and correctness of all measurements, area, inventories or other data extracted from this, either manually or with the use of a computer. This light level analysis is an estimate only, and is based on estimated reflectance values for interior applications or estimated pole locations based on specified light levels for exterior applications. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels obtained. This analysis is a mathematical model and can be only as accurate as is permitted by the third party software and the IES standards used. In addition calculated values may vary from actual measurements in certain situations due to variances, such as but not limited to, lamp output, input voltage, ballast variances, manufacturing tolerances and application variances. The presence of objects will decrease light levels and may cause some shadowing.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts@Grade	Illuminance	Fc	0.70	8.8	0.0	N.A.	N.A.
MONUMENT_Side_4	Illuminance	Fc	5.24	13.5	2.4	2.18	5.63
Walkway @ Grade	Illuminance	Fc	2.57	7.5	0.0	N.A.	N.A.
PARKING LOT SUMMARY	Illuminance	Fc	2.04	6.7	0.9	2.27	7.44

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	5	2-T2	SINGLE	0.912	GLEON-AA-02-LED-E1-T2	103	515	8372
	8	8-5WQ	SINGLE	0.912	GLEON-AA-08-LED-E1-5WQ	412	3296	32725
	3	8-SL3	SINGLE	0.912	GLEON-AA-08-LED-E1-SL3	412	1236	30314
	4	8-SL4	SINGLE	0.912	GLEON-AA-08-LED-E1-SL4	412	1648	30825
	2	C	SINGLE	0.864	203-10LED3041	9.1	18.2	224
	9	P2	SINGLE	0.864	303-B1 TYPE II	15.5	139.5	1209



Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt
1	P2	154.5	895.75	3	205	0
2	P2	174.75	847.5	3	175	0
3	2-T2	177.75	799.25	12	180	0
4	P2	177.5	738	3	200	0
5	2-T2	315.75	710.75	12	270	0
6	P2	178.75	676.75	3	170	0
7	8-SL4	218.25	673	30	315	0
8	2-T2	176.25	615.25	12	180	0
9	8-SL4	269.5	573.75	30	90	0
10	P2	176.5	560.75	3	185	0
11	8-SL3	195.75	545.5	30	0	0
12	P2	172.5	506	3	165	0
13	8-SL3	749.75	494.5	30	163	0
14	2-T2	175.25	451.5	12	180	0
15	8-5WQ	261.75	419.75	30	90	0
16	8-5WQ	397	403.25	30	90	0
17	P2	171.75	392	3	195	0
18	8-SL4	703.5	339	30	163	0
19	P2	172	332.5	3	170	0
20	8-5WQ	529.25	332.75	30	90	0
21	8-5WQ	262	308.75	30	90	0
22	8-5WQ	397	308.75	30	90	0
23	2-T2	173.75	273	12	180	0
24	P2	179.25	213.25	3	205	0
25	C	161.3	210.2	0.2	270	141
26	8-SL4	663.25	206.75	30	180	0
27	C	161.3	200	0.2	90	141
28	8-5WQ	262	189.5	30	90	0
29	8-5WQ	397	189.5	30	90	0
30	8-5WQ	529.5	189.5	30	90	0
31	8-SL3	181.25	157	30	90	0

Parking Lot Design Guide	Basic (No typical conditions)	Basic Enhanced Security (In consideration of personal security or vandalism)	Security (Security Lighting for Public Spaces)	High Security (Security Lighting for Public Spaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Perimeter Illuminance (Measured at parking surface without obstructing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0 - 6.0
Uniformity Ratio Maximum to Minimum	20 : 1	15 : 1	15 : 1	*4:1 *Avg - Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12 - 60/1.2-6.0

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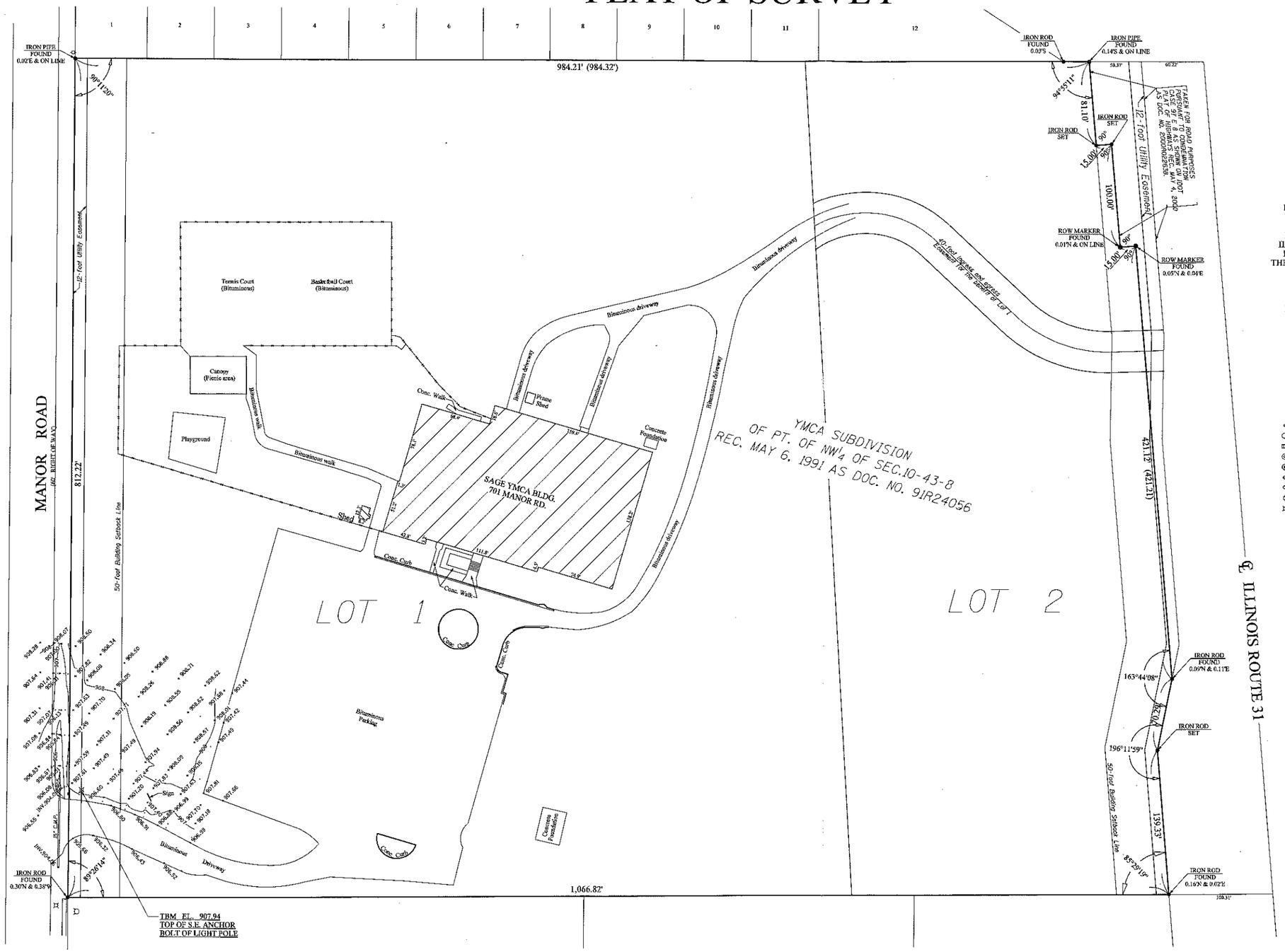
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COOPER Lighting

Elisha Burdette, LC
COOPER LIGHTING CFC
1121 HIGHWAY 74 SOUTH
PEACHTREE CITY GA 30269
Voice Number : (770) 486-4745
Fax Number : (770) 486-4599
Email Address
mid-lightingapplications@cooperindustries.com

Project: YMCA Crystal Lake, IL	Scale: 1" = 40 ft.
Client: James Gorman Pilipuf Grist & Associates	Date: 3/12/2013
	Project No: 1300475C1-EXT

PLAT OF SURVEY



2013 11

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SCALE: 1" = 50'

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1 AND 2 IN YMCA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1991 AS DOCUMNET NO. 91R24056, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD PURPOSES PURSUANT TO CONDEMNATION CASE 97 E 8 AND AS DEPICTED ON THE ILLINOIS DEPARTMENT OF TRANSPORTATION PLAT OF IIIGHWAYS RECORDED MAY 4, 2000 AS DOCUMNET NUMBER 2000R022638.

PARCEL 2:

EASEMENT FOR 40 FOOT INGRESS AND EGRESS FOR BENEFIT OF LOT 1 OVER LOT 2 AS SHOWN ON PLAT OF SUBDIVISION AFORESAID.

AREA = 842,209 SQUARE FEET OR 19.334 ACRES.

LEGEND

●	BOLLARD	TM	TELEPHONE MANHOLE	○	IRON PIPE FOUND
CB	CATCH BASIN	TB	TELEPHONE & CABLE BOX	●	IRON ROD SET OR FOUND
I	INLET	TS	TRAFFIC SIGN	●	ALUMINUM MARKER FOUND
SM	STORM SEWER MANHOLE	TH	TRAFFIC HANDHOLE	⊙	TREE
WV	WATER VALVE VAULT	TC	TELEPHONE CABLE BOX		GUARDRAIL
WB	WATER BUFFALO BOX	SM	SANITARY SEWER MANHOLE		CHAIN LINK FENCE
FH	FIRE HYDRANT	EB	ELECTRIC BOX	123.45'	RECORD DATA
PP	POWER POLE	GB	GAS BUFFALO BOX	(123.45')	MEASURED DIMENSION
LP	LIGHT POLE	GV	GAS VALVE VAULT		

NOTES:
I have made no independent search of the records for easements, encumbrances, ownership, or any other facts which an accurate and current title search may disclose as part of this survey, but have relied upon the information supplied to me hy the owner's representative. I also state that a Title Commitment was not furnished for this survey.

No encroachments were observed on the property at the time of this survey.

The field work was completed on September 26, 2011.

State of Illinois }
Cook County }

This is to certify that I, an Illinois Professional Land Surveyor, have surveyed the property described in the above caption as shown by this plat which is a true and correct representation of said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Given under my hand and seal at Chicago, Illinois.
This 31st day of October, 2011.

Jack A. Zlotek, Illinois Land Surveyor No. 3186
License Expiration 11-30-2012

REVISIONS :

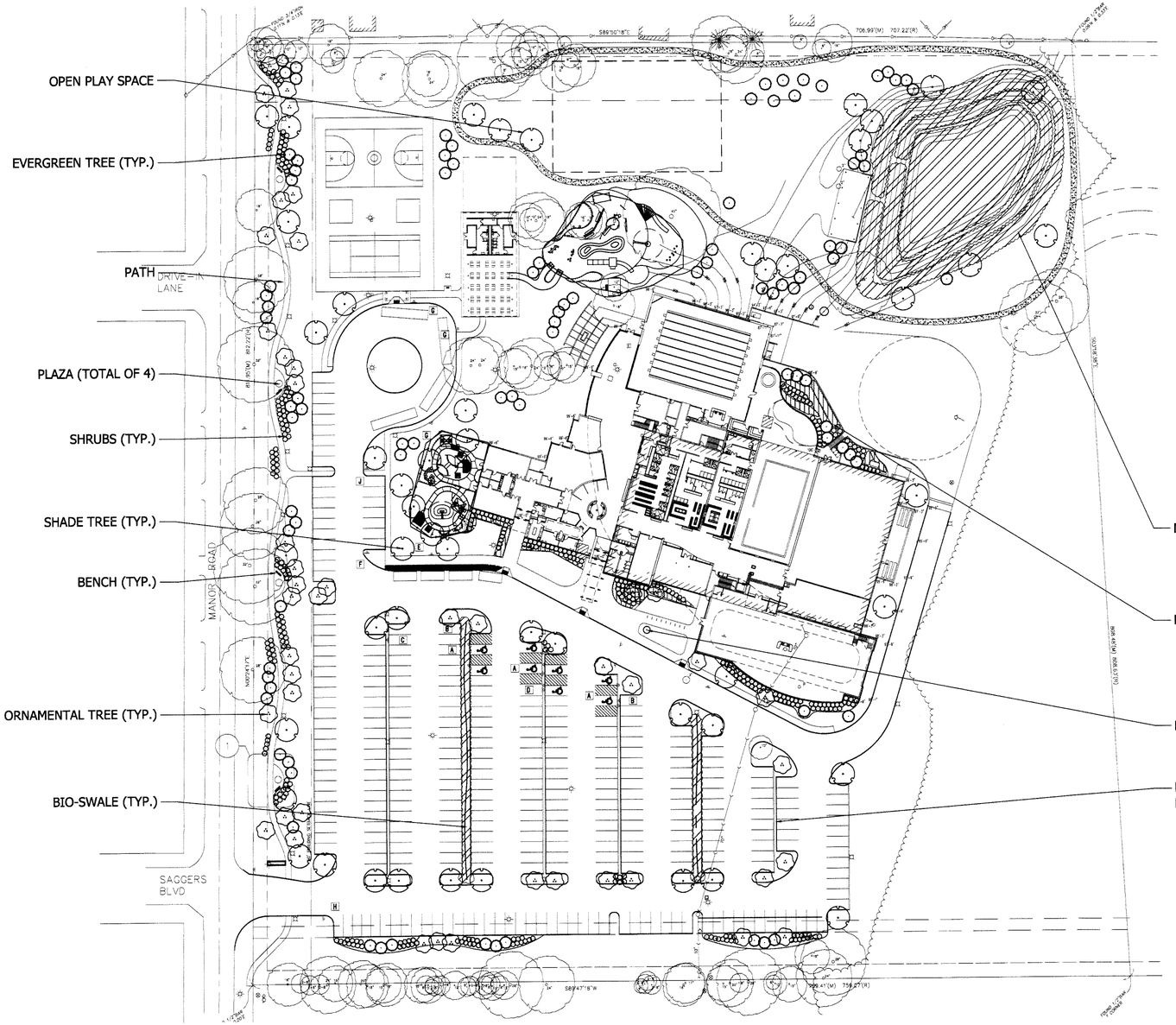
Oct. 31st, 2011 - added improvements (driveways, walks, fences etc.), added topography in the vicinity of the proposed sign structure.

TENG

TENG & ASSOCIATES, INC.
ENGINEERS/ARCHITECTS/PLANNERS
205 N. MICHIGAN AVE, CHICAGO,IL 60601
DESIGN FIRM NO. 184-000159

CLIENT :	YMCA of Metropolotan Chicago, 801 N. Dearborn St. Chicago, IL 60610		
LOCATION :	701 Manor Rd. Crystal Lake, IL 60014	PROJECT :	Sage YMCA - Crystal Lake, IL
		PROJ. NO :	CHI-00015543-A0
		DATE :	October 31, 2011
PINS SURVEYED :	19-10-176-022 and 19-10-176-064	DRAWN BY :	J.A.Z.
		SHEET :	1 of 1

...\CIVIL\DGN\TP000_R9.DGN 11/4/2011 10:06:15 AM



CONCEPT PLANT SCHEDULE

SHADE TREE — 51
Acer platanoides 'Crimson King' / Crimson King Maple
Carya ovata / Shagbark Hickory
Catalpa speciosa / Northern Catalpa
Quercus alba / White Oak
Quercus bicolor / Swamp White Oak
Quercus muehlenbergii / Chinkapin Oak
Quercus rubra / Red Oak
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden

EVERGREEN TREE — 93
Picea abies / Norway Spruce
Picea pungens / Colorado Spruce
Pinus flexilis / Limber Pine
Pinus strobus / White Pine
Pinus sylvestris / Scotch Pine
Pseudotsuga menziesii / Douglas Fir

ORNAMENTAL TREE — 46
Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry
Cercis canadensis / Eastern Redbud
Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry

EVERGREEN SHRUB — 98
Buxus x 'Chicagoland Green' TM / Glencoe Boxwood
Buxus x 'Northern Charm' TM / Wilson Boxwood
Thuja occidentalis 'Danica' TM / Danica Globe Cedar
Thuja occidentalis 'Emerald' / Emerald Arborvitae
Thuja occidentalis 'Holmstrup' / Holmstrup Cedar/Holmstrup Arborvitae

DECIDUOUS SHRUB — 260
Buddleia davidii 'Empire Blue' / Butterfly Bush
Caryopteris clandonensis 'Dark Knight' / Blue Mist Shrub
Cornus sericea 'Cardinal' / 'Cardinal' Red-twig Dogwood
Syringa meyeri 'Palibin' / Dwarf Korean Lilac
Viburnum carlesii / Korean Spice Viburnum

PERENNIALS — 1,415 sf
Echinacea purpurea / Purple Coneflower
Leucanthemum superbum 'Snowcap' / Snowcap Shasta Daisy
Liatris pycnostachya / Prairie Blazing Star
Monarda didyma 'Raspberry Wine' / Raspberry Wine Bee Balm
Panicum virgatum 'Shenendoah' / Burgundy/Red Switch Grass
Sedum spectabile 'Vera Jameson'
Sesleria autumnalis / Autumn Moor Grass

GROUNDCOVER — 144 sf
Euonymus colaratus / Purple Wintercreeper

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Landscape Master Plan

Todd J. Stanton — 157-001070 — State of Illinois

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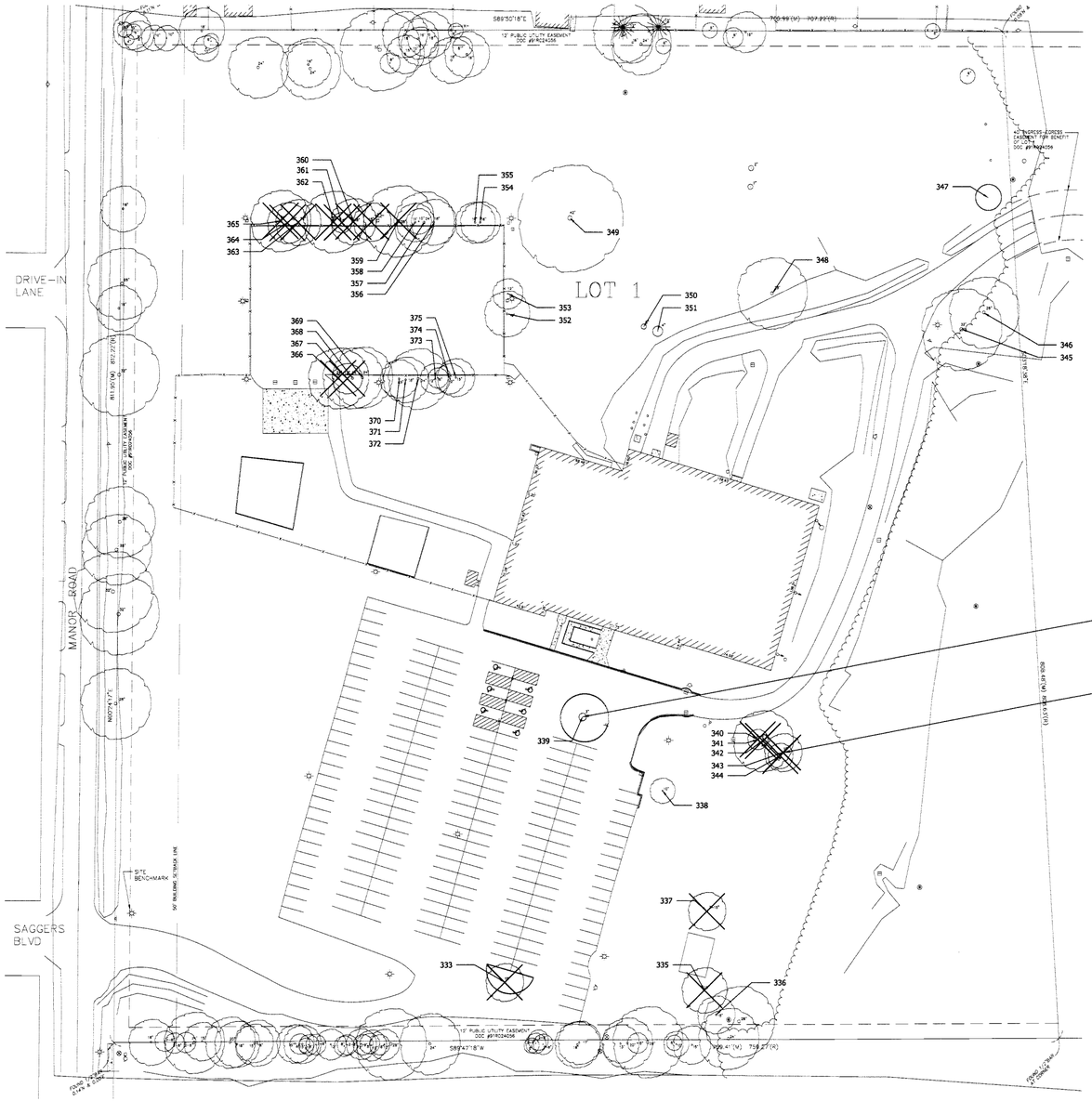
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0 40 80 N

SCALE 1" = 40'

DesignPerspectives INC
Grounded in Creativity
1280 Iroquois Avenue
Suite 110
Naperville, Illinois 60563
Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net

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ARCHITECTS
604 N. Washington • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662


LOT 1
DRIVE-IN LANE
MANOR ROAD
SAGGERS BLVD
SITE BENCHMARK
12' PUBLIC UTILITY EASEMENT DOC #R1823456
12' PUBLIC UTILITY EASEMENT DOC #R1823456
S89°50'18"E
S89°47'18"W
811.50'(M) 811.27'(R)
N0°04'41"E
S0°04'41"W
N89°50'18"W
S89°47'18"E
706.99'(M) 707.23'(R)
706.41'(M) 706.27'(R)
42' EGRESS, ACCESS EASEMENT TYPE BENEFIT DOC #R1823456
15' PUBLIC UTILITY EASEMENT DOC #R1823456
FOUND 1/2" REBAR
FOUND 1/2" IRON PIPE
FOUND 1/2" IRON PIPE
FOUND 1/2" REBAR

S89°50'16"E 706.99'(M) 707.22'(R)

DRIVE-IN LANE

MANOR ROAD

SAGGERS BLVD

IL RT. 31

LOT 1

LOT 2

S00°18'30"E 808.46'(M) 808.63'(R)

N00°24'17"E 811.95'(M) 812.22'(R)

S89°47'18"W 759.41'(M) 759.27'(R)

8' PCC WALK

5' PCC WALK

192' x 150' SPORTS COURTS

PLAY FIELD

90' x 50' PAVILION FF=98.50

PLAYGROUND

DETENTION BASIN
WETLAND BOTTOM=990.0
STORAGE REQUIRED=1.36 AC. FT.
STORAGE PROVIDED=1.39 AC. FT.

ARBORVITAE PLANTING

PROPOSED MANHOLE W/2 STAGE RESTRICTOR

INVERT TO MATCH EXISTING GRADE PROPOSED DISCHARGE POINT #5

PROPOSED DISCHARGE POINT #4

PROPOSED DISCHARGE POINT #3

PROPOSED DISCHARGE POINT #1

EXISTING DISCHARGE POINT TO REMAIN PROPOSED DISCHARGE POINT #2

CONNECT TO EXISTING MAIN FOR RELOCATION

EXISTING STORM CONNECTION TO BE RELOCATED

EXISTING INLET TO REMAIN W/RESTRICTOR PROPOSED DISCHARGE POINT #1

CONNECT TO EXISTING MAIN

EXISTING ROOF DRAINS TO BE RELOCATED

PROPOSED DRY WELL LOCATION

PROPOSED SANITARY CONNECTION TO NEW MH

PROPOSED 18 BIKE RACKS

PROPOSED RAMP W/RAILINGS

SHORTCUT STAIRCASE

RETAINING WALL

TW=98.50 BW=97.70

TW=98.50 BW=98.00

TW=98.50 BW=97.50

TW=98.50 BW=97.00

RTU

LIMITS OF PROPOSED BUILDING ADDITION #2 FF=98.75

LIMITS OF PROPOSED BUILDING ADDITION #3 FF=98.75

LIMITS OF PROPOSED BUILDING ADDITION #5 FF=98.75

PRESCHOOL PLAY AREA

DEPRESS 5 LF CURB TO ALLOW FOR OVERFLOW ROUTE

HANDICAP PARKING W/SIGNAGE (TYP)

INFILTRATION OVERFLOW INLET

INFILTRATION TRENCH W/STONE & 8" PERFORATED ADS PIPE W/FILTER FABRIC

DEPRESS 5 LF CURB TO ALLOW FOR INFILTRATION

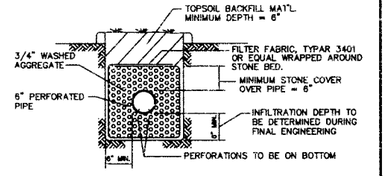
5' CURB CUT FOR DRAINAGE

7' TYP | 19.50' TYP | 24' TYP | 19.50' TYP | 2' TYP

6" CURB & GUTTER (TYP)

40' LANDSCAPE SETBACK

INFILTRATION TRENCH



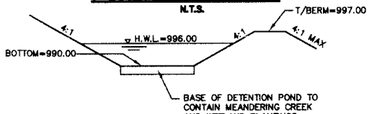
RECEIVED
MAR 14 2013
BY:

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
W	W	WATERMAIN
		STORM SEWER
E		UNDERGROUND ELECTRIC LINE
OH		OVERHEAD WIRES
G		GAS LINE
		FENCE
		FIRE HYDRANT
		VALVE IN VAULT
		VALVE AND BOX
		INLET
		CATCH BASIN
		MANHOLE WITH OPEN LID
		MANHOLE WITH CLOSED LID
		FLARED END SECTION
		LIGHT POLE
		POWER POLE
		PEDESTAL
		SIGN
		DOWNSPOUT
		DISC GOLF STRUCTURE
		CURB & GUTTER
		CONCRETE SIDEWALK
×000.00	00×00	SPOT ELEVATION
713	710	CONTOUR
		OVERLAND FLOW
		DECIDUOUS TREE
		EVERGREEN
		SHRUB
		BUSHES
		CALLOUT FOR SANITARY MANHOLE
		FINISH GRADE AT HYDRANT
		VAULT RIM ELEVATION
		CALLOUT FOR STORM STRUCTURE RIM SAME AS T.C. WHEN IN CURB
		PCC WALK
		PERMEABLE PAVERS
		PRESCHOOL PLAY AREA
		PLAYGROUND MULCH

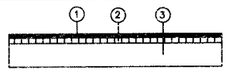
POND DETAIL A-A

N.T.S.



BASE OF DETENTION POND TO CONTAIN MEANDERING CREEK AND WETLAND PLANTINGS SEE LANDSCAPE PLAN PREPARED BY OTHERS

PAVEMENT SECTION



PARKING LOT

1. 1.5" HMA SURFACE COURSE, MIX C, N50
2. 2.5" HMA BINDER COURSE, IL 19, N50
3. 12" AGGREGATE BASE COURSE, CA-6, GRADE #9

DRIVEWAY APRON

1. 8" CONCRETE SLAB (CLASS PV)
3. 3" AGGREGATE BASE (CA-6)

DRAWING NAME: PAVTSEC

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, BACK OF WALL OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
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4. ALL DOWNSPOUT LOCATIONS SHALL BE DETERMINED DURING FINAL ENGINEERING.
5. ALL GRADES ARE FINISHED GRADE ELEVATIONS.
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7. ALL ISSUES REGARDING SOIL EROSION WILL BE ADDRESSED ON THE SWPP WHICH WILL BE PREPARED IN CONJUNCTION WITH THE FINAL ENGINEERING DESIGN.

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1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS
ILLINOIS REGISTRATION No. 184-001040
ENGINEERS SURVEYORS

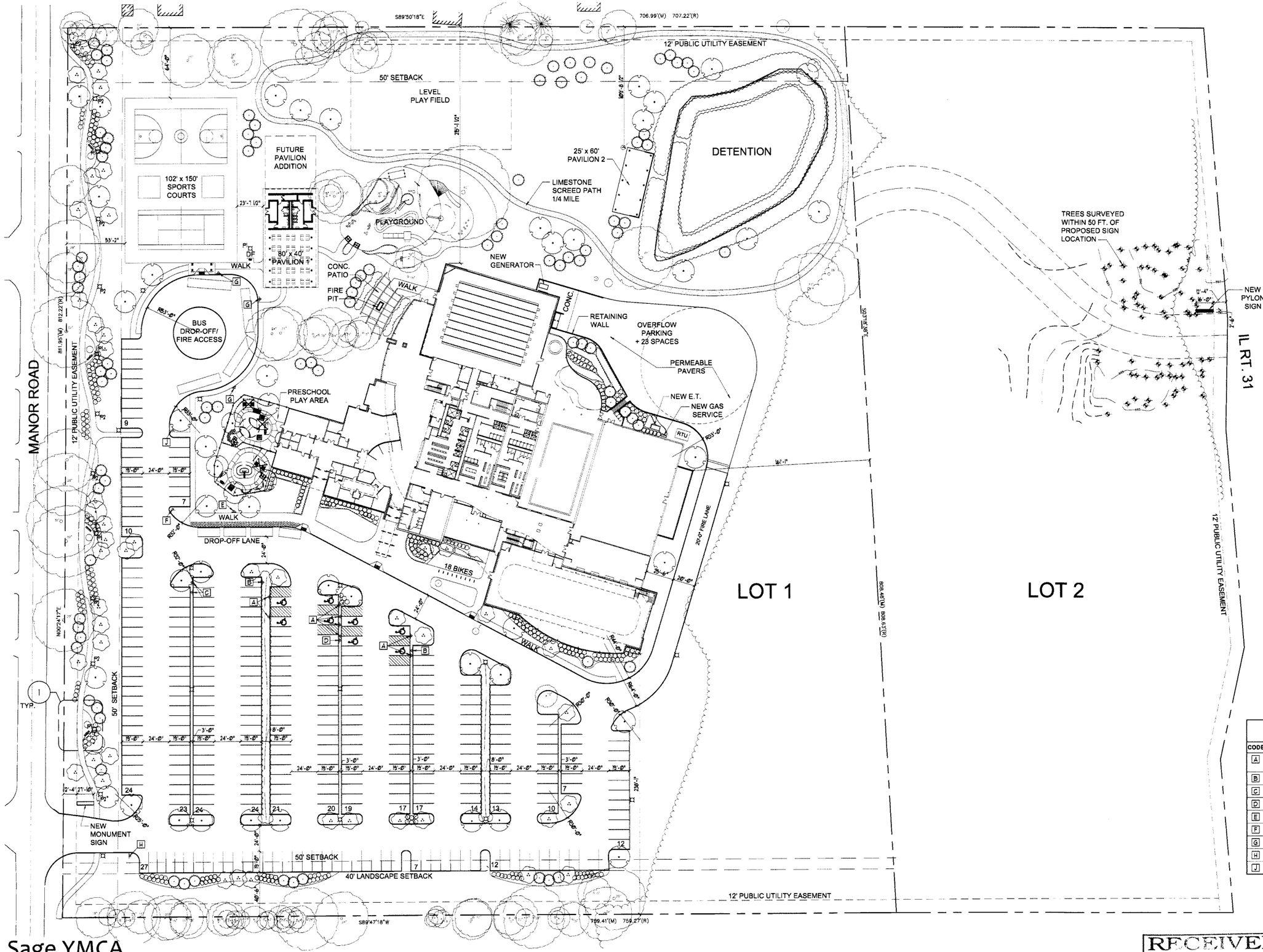
YMCA OF METROPOLITAN CHICAGO
801 N. DEARBORN ST.
CHICAGO, IL 60610

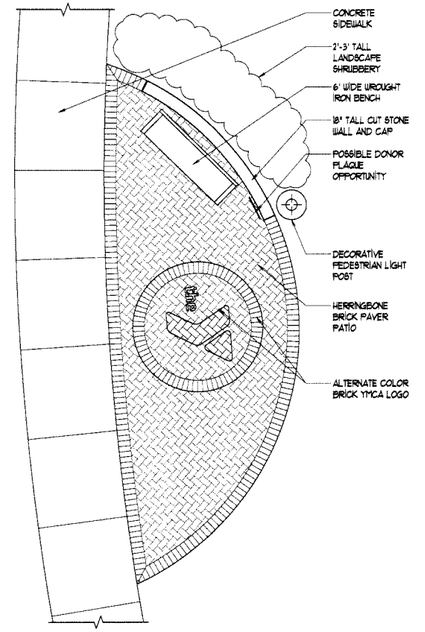
SAGE YMCA BUILDING EXPANSION CRYSTAL LAKE, IL

PRELIMINARY ENGINEERING PLAN

DATE	NO.	REVISION	BY

DRAWN BC	SCALE 1"=40'	SHEET 1	OF 1
DESIGNED LG	DATE 3/12/13	PROJECT NO. 2012-013	





1 ENLARGED BRICK PLAZA DETAIL
SCALE: 1/4" = 1'-0"

SITE DATA

ZONING DISTRICT:	B-2 PUD
LOT 1 AREA:	593,556 SF
ALLOWED F.A.R.:	1.5 MAX.
PROPOSED F.A.R.:	0.12
ALLOWED BUILDING COVERAGE:	50% MAX.
PROPOSED BUILDING COVERAGE:	13%
ALLOWED IMPERVIOUS SURFACE:	65%
PROPOSED IMPERVIOUS SURFACE:	40%
EXISTING BUILDING AREA:	31,320 SF
NEW BUILDING ADDITION:	38,085 SF
TOTAL BUILDING AREA:	69,405 SF
ALLOWED BUILDING HEIGHT:	28 FT. MAX.
PROPOSED BUILDING HEIGHT:	44 FT.
ALLOWED PAVILION HEIGHT:	25 FT. MAX.
PROPOSED PAVILION HEIGHT:	12 FT. MAX.
EXISTING PARKING:	184 SPACES
PROPOSED PARKING:	317 SPACES

SITE QUANTITIES

PERMEABLE PAVERS:	15,210 SF
ASPHALT PAVEMENT:	130,060 SF
CONCRETE -	
WALKS:	14,452 SF
SPORTS COURT:	15,300 SF
PAVILION 1:	4,510 SF
PAVILION 2:	1,500 SF
CURBS:	8,080 LF
RETAINING WALLS:	310 LF
PLAYGROUND SURFACE:	6,429 SF

SIGNAGE SCHEDULE

CODE	SIGN DESCRIPTION	QTY	REMARKS
A	HANDICAPPED PARKING	8	12" x 18", BLUE LETTERS ON WHITE BACKGROUND, WITH 12" x 6" "120# FINE" SIGN BELOW
B	EXPECTANT MOTHER PARKING	2	12" x 18", BLACK LETTERS ON WHITE BACKGROUND
C	PRESCHOOL PARKING	2	12" x 18", BLACK LETTERS ON WHITE BACKGROUND
D	MEMBER OF THE MONTH PARKING	1	12" x 18", BLACK LETTERS ON WHITE BACKGROUND
E	PRESCHOOL DROP-OFF/ PICK-UP	1	12" x 18", BLACK LETTERS ON WHITE BACKGROUND
F	DAY CAMP DROP-OFF AHEAD	1	12" x 18", BLACK LETTERS ON WHITE BACKGROUND
G	DAY CAMP DROP-OFF/ PICK-UP	3	12" x 18", BLACK LETTERS ON WHITE BACKGROUND
H	SPEED LIMIT 5	1	12" x 18", BLACK LETTERS ON WHITE BACKGROUND
J	SLOW - CHILDREN AT PLAY	1	12" x 18", COLOR: YELLOW (RETROREFLECTIVE)

Sage YMCA

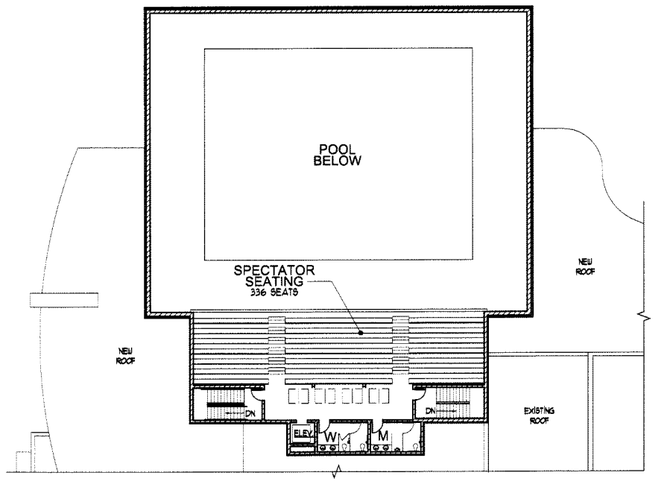
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March 13, 2013 | project 2012-107

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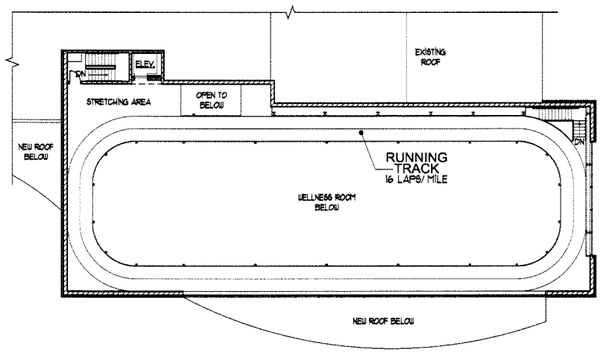
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ARCHITECTS
604 N. Washington · Naperville, IL 60563
P: 630.357.2023 · F: 630.357.2662



N

SPECTATOR SEATING MEZZANINE PLAN

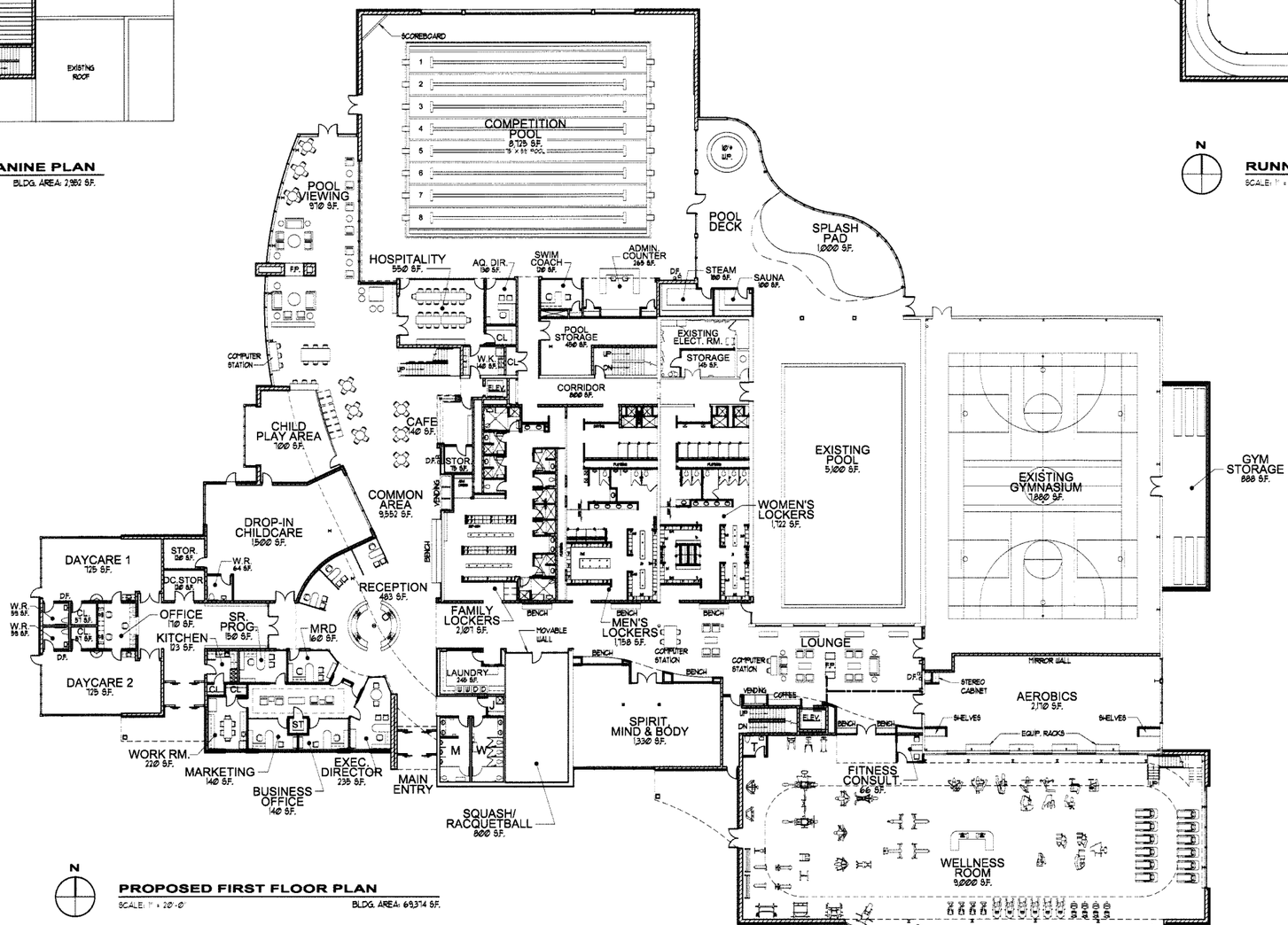
SCALE: 1" = 20'-0" BLDG. AREA: 2,952 S.F.



N

RUNNING TRACK MEZZANINE PLAN

SCALE: 1" = 20'-0" BLDG. AREA: 4,147 S.F.



N

PROPOSED FIRST FLOOR PLAN

SCALE: 1" = 20'-0" BLDG. AREA: 69,374 S.F.

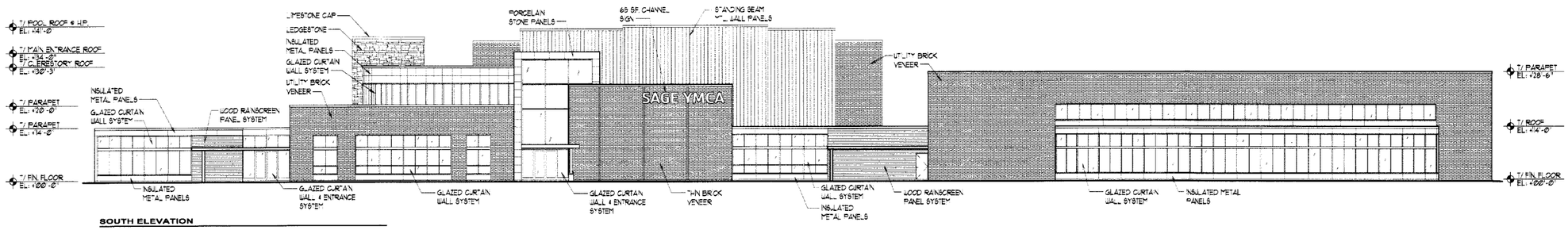
BUILDING DATA	
EXISTING BUILDING AREA:	31,320 SF
NEW BUILDING ADDITION:	38,085 SF
TOTAL MAIN FLOOR AREA:	69,405 SF
RUNNING TRACK MEZZANINE AREA:	4,147 SF
SPECTATOR SEATING MEZZANINE AREA:	2,952 SF
TOTAL BUILDING FLOOR AREA:	76,504 SF

Sage YMCA

701 Manor Road - Crystal Lake, IL

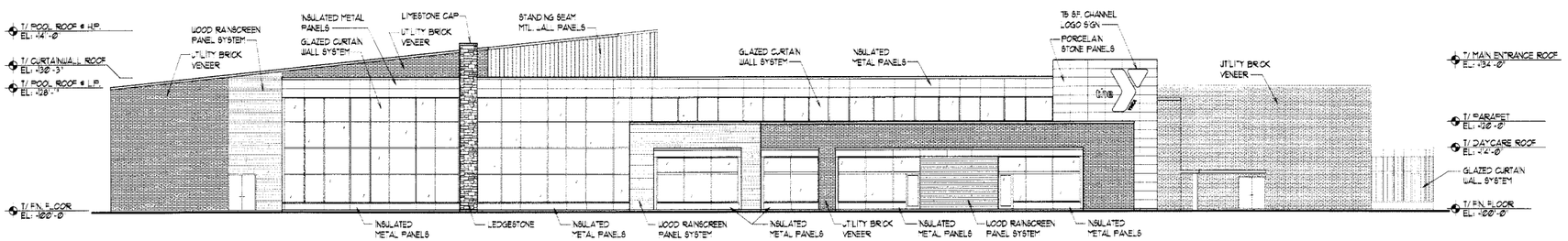
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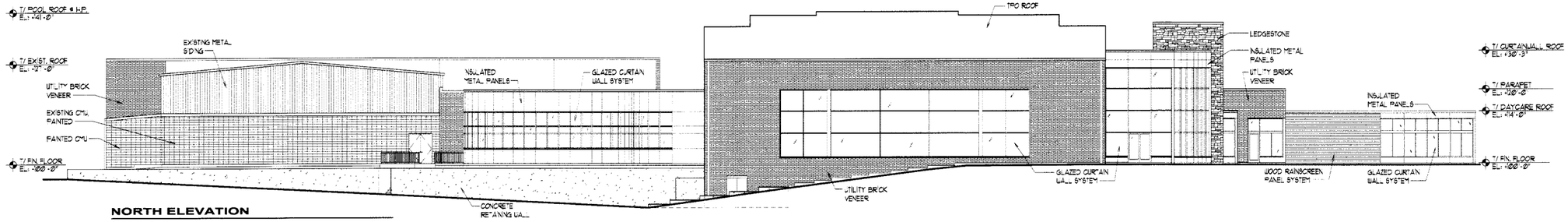
SOUTH ELEVATION

SCALE: 1" = 15'-0"



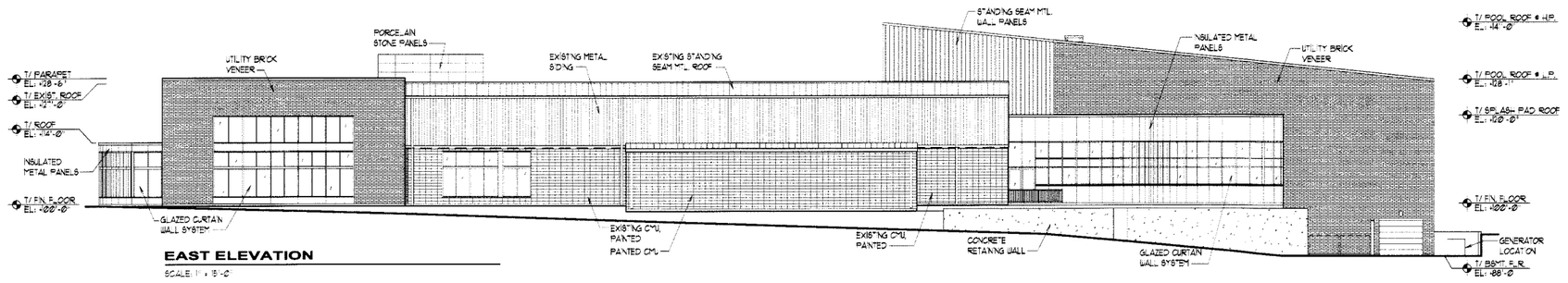
WEST ELEVATION

SCALE: 1" = 15'-0"



NORTH ELEVATION

SCALE: 1" = 15'-0"



EAST ELEVATION

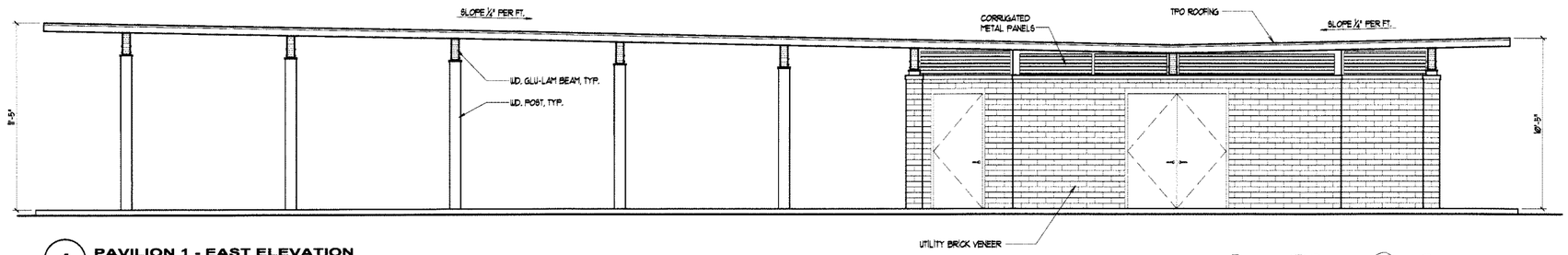
SCALE: 1" = 15'-0"

Sage YMCA

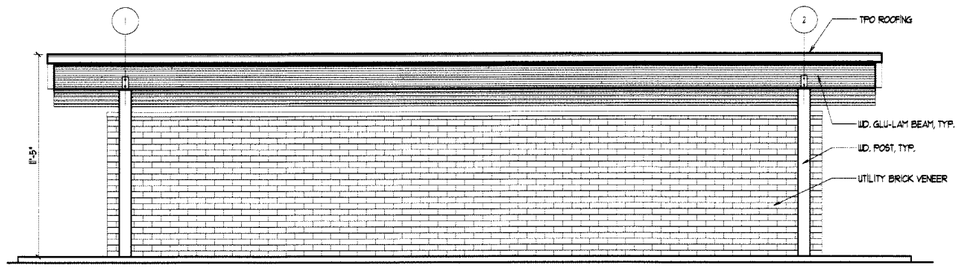
701 Manor Road - Crystal Lake, IL

March 13, 2013 | project 2012-107

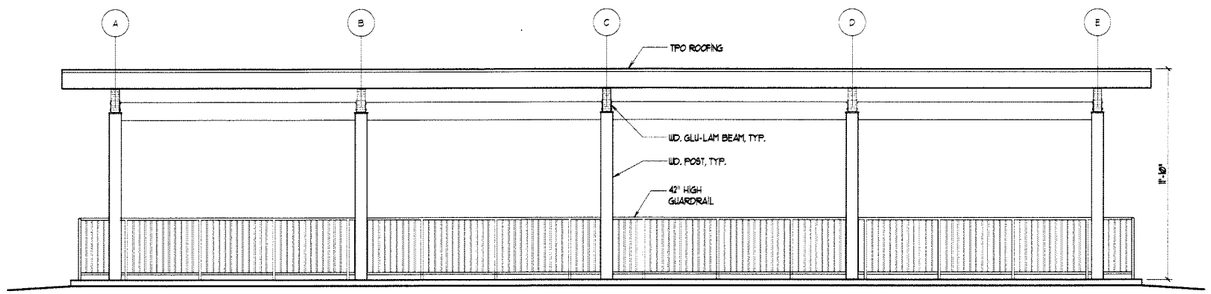
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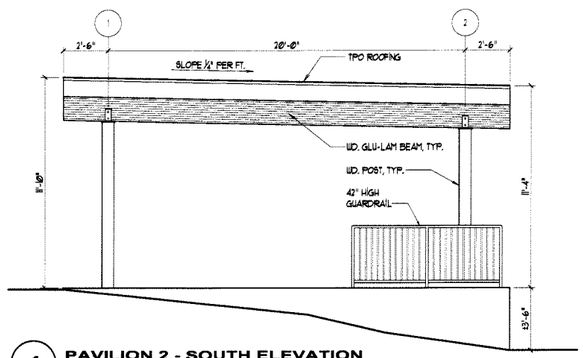
1 PAVILION 1 - EAST ELEVATION
SCALE: 1/4" = 1'-0"



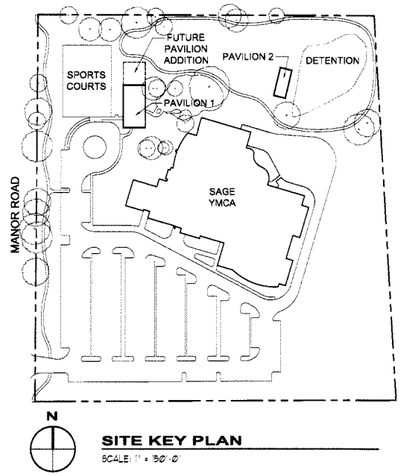
2 PAVILION 1 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



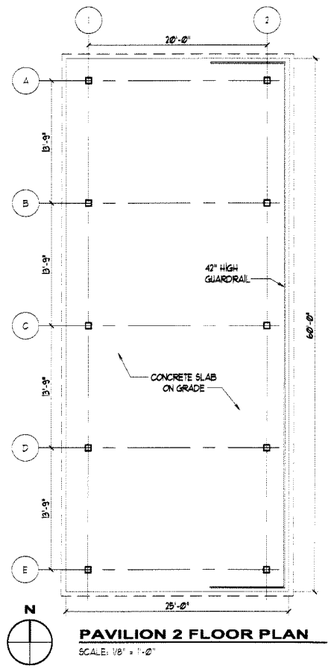
3 PAVILION 2 - WEST ELEVATION
SCALE: 1/4" = 1'-0"



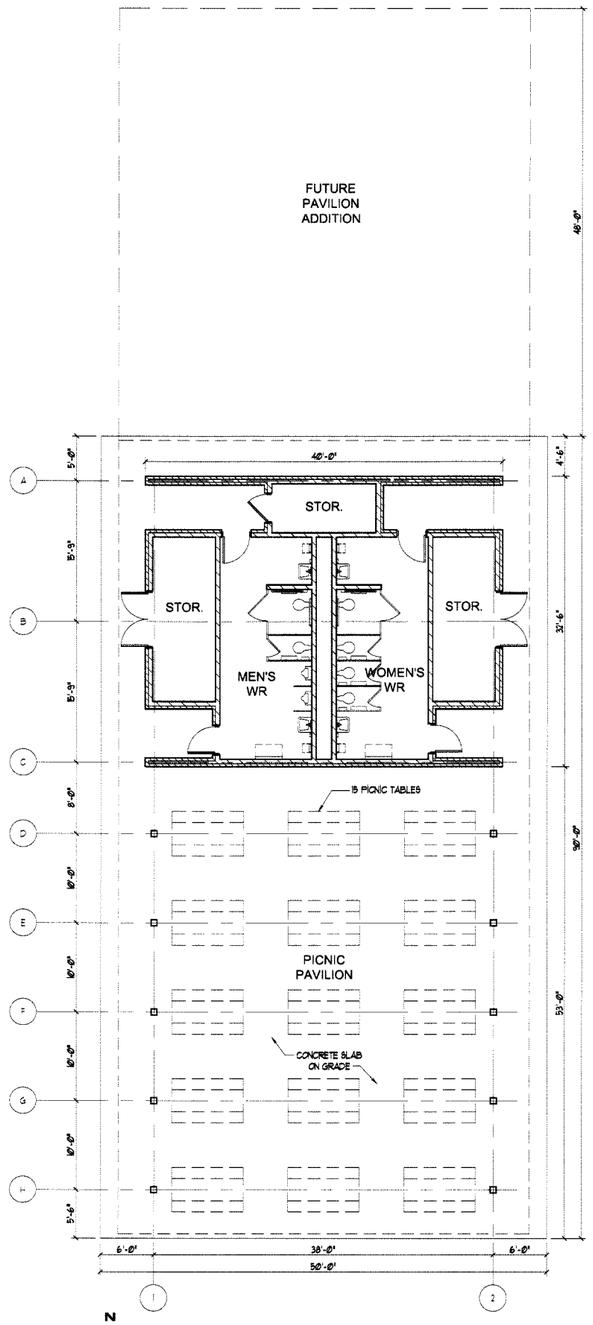
4 PAVILION 2 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SITE KEY PLAN
SCALE: 1" = 150'-0"



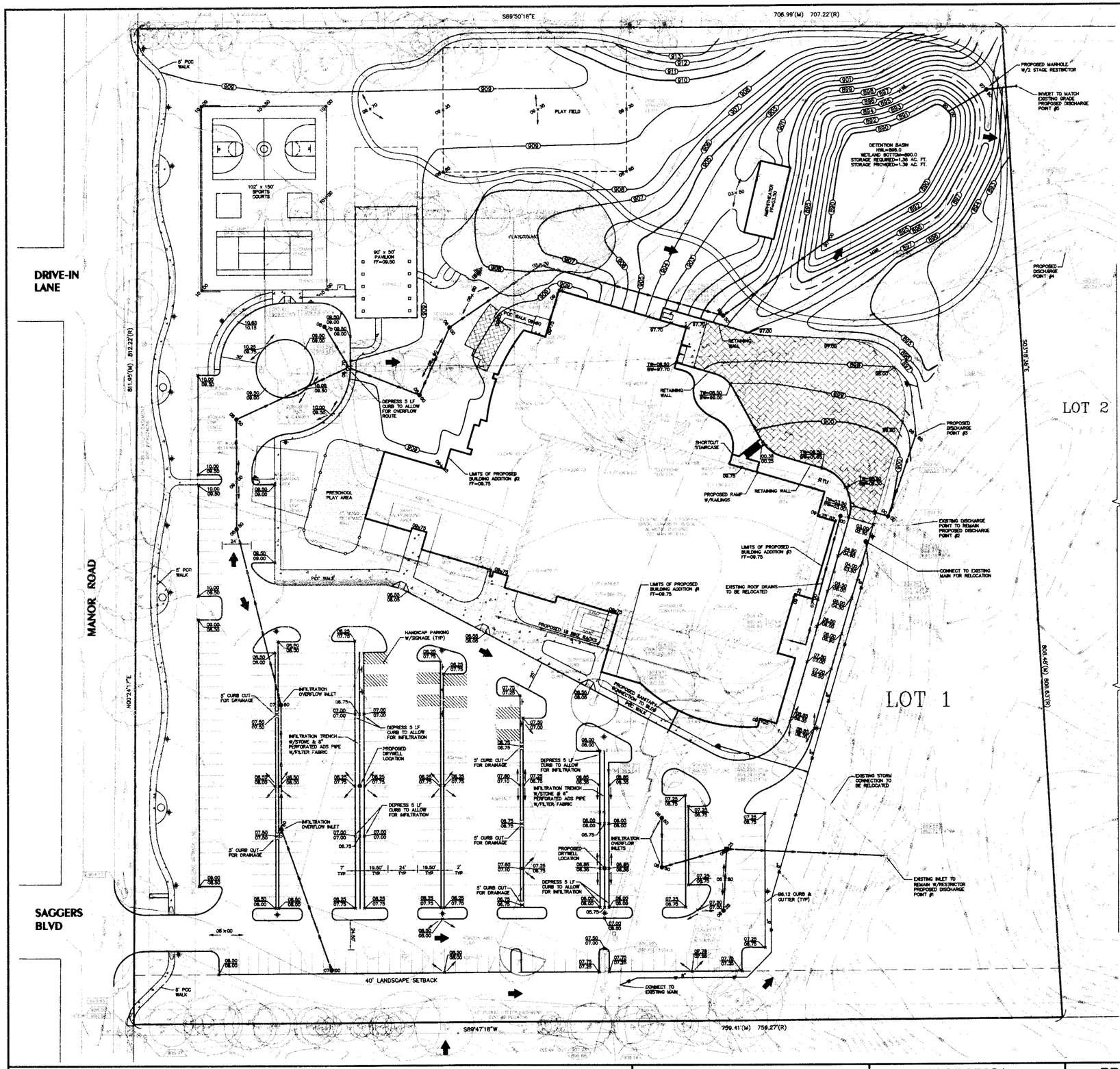
PAVILION 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



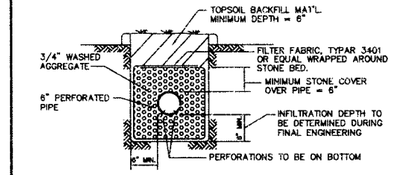
PAVILION 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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INFILTRATION TRENCH

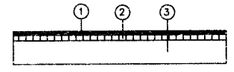


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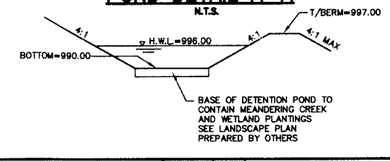
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DRAWING NAME: PAVTSEC

POND DETAIL A-A

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SAGE YMCA BUILDING EXPANSION CRYSTAL LAKE, IL

PRELIMINARY ENGINEERING PLAN

DATE	NO.	REVISION	BY

DRAWN BC	SCALE 1"=40'	SHEET 1	OF 1
DESIGNED LG	DATE 3/12/13	PROJECT NO. 2012-013	